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Form # 2165

12/09

# SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

PROPERTY ADDRESS: 2650 Juanest Lane, Wentzville, MO 63385

DATE: 08/07/2020

## SEPTIC (Explain any "yes" answers)

Note: Potential buyers should be aware that the current owner may not use the septic system to its full capacity. If the system is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface that were previously not known or detectable. These problems may not be discovered by a septic inspection.

- (a) How many people occupy the property? 0
  - (b) Has the property been vacant over any period during the last 12 months?  Yes  No
  - (c) Does any other property owner share this system?  Yes  No
  - (d) Is any part of your system located on a neighbor's property?  Yes  No
  - (e) Is there a well within 50 feet of the septic tank?  Yes  No
  - (f) Does the system have an aerator?  Yes  No
  - (g) Of what is the bottom of the tank constructed?  gravel  concrete  unknown
  - (h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system?  Yes  No
  - (i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon?  Yes  No
  - (j) Are any of the pipes exposed?  Yes  No
  - (k) Is there any seepage or surface discharge (effluence) from the septic system?  Yes  No  
If yes, is there any from your system onto your neighbor's property?  Yes  No
  - (l) Is there any seepage or surface discharge from a neighbor's system onto your property?  Yes  No
  - (m) Have you noticed any noxious, offensive or unusual odors from the system?  Yes  No
  - (n) Have you experienced slow drainage or drain backups?  Yes  No
  - (o) Is there a current maintenance service agreement covering your system?  Yes  No If yes, what is the annual cost and who is the current provider?
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- (p) Does any government authority require a maintenance service agreement for the new homeowner?  Yes  No
  - (q) Have you ever been notified/cited by any governmental authority on problems related to the system?  Yes  No
  - (r) Has a service company ever recommended any work to be done to the system?  Yes  No
  - (s) Are you aware of any defects?  Yes  No
  - (t) Have you expanded, updated, or modified the septic system?  Yes  No
  - (u) Have you cleaned or pumped the system during your ownership of the property?  Yes  No  
If yes, when was it done and who did the work?

## WELLS (Explain any "yes" answers)

- (a) Is any part of the well located on a neighbor's property?  Yes  No
- (b) Is the well shared with any other properties?  Yes  No  
If yes, is there a recorded well agreement?  Yes  No
- (c) Are you aware of any problems relating to the quality or source of drinking water?  Yes  No
- (d) Have you ever been notified/cited by any governmental authority on problems related to the system?  Yes  No
- (e) Has a service company ever recommended any work be done to the system?  Yes  No
- (f) Are you aware of any defects?  Yes  No
- (g) Are you aware of any plans to bring public water to this property?  Yes  No

Explanation of any "yes" answers and additional comments for either of the above sections:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SELLER'S ACKNOWLEDGEMENT** Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

James Mann  
SELLER  
dotloop verified  
08/07/20 1:27 PM CDT  
5BVV-YOFT-ODAK-CL7H  
DATE

Quanda Mann  
SELLER  
dotloop verified  
08/07/20 1:53 PM CDT  
IMWB-IVYA-BQ6Q-TN1A  
DATE

**BUYER'S ACKNOWLEDGEMENT** Buyer acknowledges having received and read this Septic/Well Addendum to Sellers Disclosure Statement. Buyer understands that the information in this Addendum is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Septic/Well Addendum To Sellers Disclosure Statement, and any other important information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical defects in property.

\_\_\_\_\_  
BUYER  
DATE

\_\_\_\_\_  
BUYER  
DATE