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Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

1 To be completed by SELLER concerning 5864 PARK DR TROY, MO 63379 (Property Address) located
2 in the municipality of _____ (if incorporated), County of _____, Missouri.

3 **Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect**
4 **Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property**
5 **being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot**
6 **guarantee the accuracy of the information in this form.**

7 **TO SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges**
8 **that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for**
9 **methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to**
10 **your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some**
11 **persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to**
12 **achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences,**
13 **even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all**
14 **aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property,**
15 **impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at**
16 **the end of this form to describe that condition.**

17 **TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY**
18 **CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this**
19 **disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment**
20 **included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure**
21 **that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the**
22 **Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of**
23 **the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements,**
24 **products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.**
25 **Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price**
26 **or you should make the correction of these conditions by the Seller a requirement of the sale contract.**

27 SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

28 (a) Development Name _____
29 (b) Contact _____ Phone _____

30 Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome
31 Villa Co-Op

32 (c) Mandatory Assessment: # _____ \$ _____ per: month quarter half-year year
33 Mandatory Assessment: # _____ \$ _____ per: month quarter half-year year

34 (d) Mandatory Assessment(s) include:
35 entrance sign/structure street maintenance common ground snow removal of common area
36 snow removal specific to this dwelling landscaping of common area landscaping specific to this dwelling
37 clubhouse pool tennis court exercise area reception facility water sewer trash removal
38 doorman cooling heating security elevator other common facility _____
39 assigned parking space(s): how many _____ identified as _____ some insurance real estate taxes
40 other specific item(s): _____
41 Exterior Maintenance of this dwelling covered by Assessment: _____

42 (e) Optional Assessment(s)/Membership(s) Please explain _____
43

44 (f) Are you aware of any existing or proposed special assessments? Yes No

45 (g) Are you aware of any special taxes and/or district improvement assessments? Yes No

46 (h) Are you aware of any condition or claim which may cause an increase in assessment or fees? Yes No

47 (i) Are you aware of any material defects in any common or other shared elements? Yes No

48 (j) Are you aware of any existing indentures/restrictive covenants? Yes No

49 (k) Are you aware of any violation of the indentures/restrictions by yourself or by others? Yes No

50 (l) Is there a recorded street/road maintenance agreement? Yes No

51 (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: _____
52

Initials BUYER and SELLER acknowledge they have read this page
BUYER BUYER SELLER SELLER

53 UTILITIES

54 Utility

Current Provider

55 Gas/Propane: _____ if Propane, is tank Owned Leased

56 Electric: COURT RIVER CO-OP

57 Water: WELL

58 Sewer: SEPTIC

59 Trash: BOXTON

60 Recycle: SELF

61 Internet: _____

62 Phone: _____

63 HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)

64 (a) Heating Equipment: Forced Air Hot Water Radiators Steam Radiators Radiant Baseboard

65 (b) Source of heating: Electric Natural Gas Propane Fuel Oil Other WOOD IF DESIRED

66 (c) Type of air conditioning: Central Electric Central Gas Window/Wall (Number of window units _____)

67 (d) Areas of house not served by central heating/cooling: NA

68 (e) Additional: Humidifier Electronic Air Filter Media Filter Attic Fan Other: _____

69 (f) Are you aware of any problems or repairs needed with any item in this section? Yes No If "Yes", please explain _____

71 (g) Other details: _____

72 FIREPLACE(S)

73 (a) Type of fireplace: Wood Burning Vented Gas Logs Vent Free Gas Logs Wood Burning Stove Natural Gas Propane

74 (b) Type of flues/venting: _____

Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) _____ Location(s) _____

Non-Functional: Number of fireplace(s) _____ Location(s) _____ Please explain _____

77 (c) Are you aware of any problems or repairs needed with any item in this section? Yes No If "Yes", please explain _____

NA

79 PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB

80 (a) Water Heater: Electric Natural Gas Propane Tankless Other: _____

81 (b) Ice maker supply line: Yes No

82 (c) Jet Tub: Yes No

83 (d) Swimming Pool/Spa/Hot Tub: Yes No

(If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)

85 (e) Lawn Sprinkler System: Yes No If yes, date of last backflow device inspection certificate: _____

86 (f) Are you aware of any problems or repairs needed in the plumbing system? Yes No If "Yes", please explain _____

88 WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

89 (a) What is the source of your drinking water? Public Community Well Other (explain) _____

90 (b) If Public, identify the utility company: _____

91 (c) Do you have a softener, filter or other purification system? Yes No Owned Leased/Lease Information _____

92 (d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box? Yes No If "Yes", please explain _____

94 SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

95 (a) What is the type of sewerage system to which the house is connected? Public Private Septic Aerator Other

If "Other" please explain _____

97 (b) Is there a sewerage lift system? Yes No If "Yes", is it in good working condition? Yes No

98 (c) When was the septic/aerator system last serviced? ?

99 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? Yes No

If "Yes", please explain _____

101 APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)

102 (a) Electrical Appliances and Equipment: Electric Stove/Range/Cook top Oven Built-in Microwave Oven

Dishwasher Garbage Disposal Trash Compactor Wired smoke alarms Electric dryer (hook up)

Ceiling Fan(s) Intercom System Central Vacuum System Other _____

104 (b) Gas Appliances & Equipment: Natural Gas Propane

Oven Gas Stove/Range/Cook top Exterior Lights Barbecue Water heater Tankless Water Heater

Gas dryer (hook up) Other _____

108 (c) Other Equipment: TV Antenna Cable Wiring Phone Wiring Network/Data Wiring

Electric Garage Door Opener(s) Number of controls 2

Security Alarm System Owned Leased/Lease information: _____

BUYER BUYER

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SELLER SELLER

- 111 Satellite Dish Owned Leased/Lease Information: _____
- 112 Electronic Pet Fence System Number of Collars: _____ Other: _____
- 113 (d) Are you aware of any items in this section in need of repair or replacement? Yes No If "Yes", please explain _____
- 114

115 **ELECTRICAL**

- 116 Type of service panel: Fuses Circuit Breakers Other: _____
- 117 (a) Type of wiring: Copper Aluminum Knob and Tube Unknown
- 118 (b) Are you aware of any problems or repairs needed in the electrical system? Yes No If "Yes", please explain _____
- 119

120 **ROOF, GUTTERS AND DOWNSPOUTS**

- 121 (a) What is the approximate age of the roof? 9 Years. Documented? Yes No
- 122 (b) Has the roof ever leaked during your ownership? Yes No If "Yes" please explain _____
- 123
- 124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Yes No If "Yes",
- 125 please explain NEW ROOF OVER ORIGINAL
- 126 (d) Are you aware of any problems with the roof, gutters or downspouts? Yes No If "Yes", please explain _____
- 127

128 **CONSTRUCTION**

- 129 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,
- 130 decks/porches or other load bearing components? Yes No If "Yes" please describe in detail _____
- 131
- 132 (b) Are you aware of any repairs to any of the building elements listed in (a) above? Yes No If "Yes", please describe the
- 133 location, extent, date and name of the person/company who did the repair or control effort _____
- 134
- 135 (c) Are you aware that any of the work in (b) above was completed without required permits? Yes No
- 136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: _____
- 137
- 138 (e) Were required permits obtained for the work in (d) above? Yes No NA

139 **BASEMENT AND CRAWL SPACE (Complete only if applicable)**

- 140 (a) Sump pit Sump pit and pump
- 141 (b) Type of foundation: Concrete Stone Cinder Block Wood
- 142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? Yes No If "Yes", please
- 143 describe in detail _____
- 144
- 145
- 146 (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- 147 Yes No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
- 148 effort _____
- 149

150 **PESTS OR TERMITES/WOOD DESTROYING INSECTS**

- 151 (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? Yes No
- 152 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? Yes No
- 153 (c) Is your property currently under a warranty contract by a licensed pest/termite control company? Yes No
- 154 (d) Are you aware of any pest/termite control reports for the property? Yes No
- 155 (e) Are you aware of any pest/termite control treatments to the property? Yes No
- 156 (f) Please explain any "Yes" answers you gave in this section _____
- 157

158 **SOIL AND DRAINAGE**

- 159 (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? Yes No
- 160 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
- 161 property? Yes No
- 162 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect
- 163 the property? Yes No
- 164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
- 165 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
- 166 e.g. retention ponds, rain gardens, sand filters, permeable pavement) Yes No
- 167 (e) Please explain any "Yes" answers you gave in this section _____
- 168

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SELLER SELLER

169 **HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

170 (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
171 Paint and/or Lead-Based Paint Hazards, form #2049.)

- 172 (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? Yes No
- 173 (2) Are you aware if it has ever been covered or removed? Yes No
- 174 (3) Are you aware if the property has been tested for lead? Yes No If "Yes", please give date performed, type of test and test
175 results _____
- 176 (4) Please explain any "Yes" answers you gave in this section _____

177
178 (b) Asbestos Materials

- 179 (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,
180 pipe wrap, etc.? Yes No
- 181 (2) Are you aware of any asbestos material that has been encapsulated or removed? Yes No
- 182 (3) Are you aware if the property has been tested for the presence of asbestos? Yes No If "Yes", please give date performed,
183 type of test and test results _____
- 184 (4) Please explain any "Yes" answers you gave in this section _____

185
186 (c) Mold

- 187 (1) Are you aware of the presence of any mold on the property? Yes No
- 188 (2) Are you aware of anything with mold on the property that has ever been covered or removed? Yes No
- 189 (3) Are you aware if the property has ever been tested for the presence of mold? Yes No If "Yes", please give date performed,
190 type of test and test results _____
- 191 (4) Please explain any "Yes" answers you gave in this section _____

192
193 (d) Radon

- 194 (1) Are you aware if the property has been tested for radon gas? Yes No If "Yes", please give date performed, type of test
195 and test results _____
- 196 (2) Are you aware if the property has ever been mitigated for radon gas? Yes No If "Yes", please provide the date and name
197 of the person/company who did the mitigation _____

198 (e) Methamphetamine

199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
201 Yes No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain
202 _____

203 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)

204 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? Yes No
205 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such
206 information. _____

207
208 **Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**

209 (g) Radioactive or Hazardous Materials

210 Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
211 material or other hazardous material? Yes No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge
212 in writing. Please provide such information, including a copy of such report, if available. _____

213
214 (h) Other Environmental Concerns

215 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),
216 electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? Yes No If "Yes", please
217 explain _____
218

219 **SURVEY AND ZONING**

- 220 (a) Are you aware of any shared or common features with adjoining properties? Yes No
- 221 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? Yes No
- 222 (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? Yes No
- 223 (d) Do you have a survey of the property? Yes No (If "Yes", please attach) Does it include all existing improvements on the
224 property? Yes No
- 225 (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Yes No
- 226 (f) Please explain any "Yes" answers you gave in this section. SHARED WELL WITH 5806

227
 /
BUYER BUYER

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/
SELLER SELLER

228 **INSURANCE**

229 Are you aware of any claims that have been filed for damages to the property? Yes No If "Yes", please provide the following
230 information: date of claim, description of claim, repairs and/or replacements completed _____
231 _____
232 _____
233 _____

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 29 years. The Seller has occupied the property from 1992 to CURRENT
- 236 (b) Has the property been continuously occupied during the last twelve months? Yes No If "No", please explain _____
- 237
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or
239 any other required governmental authority? Yes No If "Yes", please explain _____
- 240
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? Yes No If "Yes", please
242 explain _____
- 243 (e) Is the property designated as a historical home or located in a historic district? Yes No If "Yes", please explain _____
- 244
- 245 (f) Is property tax abated? Yes No Expiration date _____ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain DOG - CAT - HORSE
- 247
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes No (If "Yes", please attach)
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Yes No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor? Yes No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property? Yes No
- 252 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Yes No
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____
- 254 _____

255 **Additional Comments:**

256 _____
257 _____
258 _____
259 _____
260 _____

261 Seller attaches the following document(s): _____

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Form # 2049 01/20

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

1 SALE CONTRACT DATE: _____

2 PROPERTY: _____

3 **Lead Warning Statement**

4 Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may
5 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children
6 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
7 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide
8 Buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any
9 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

10 **Seller's Disclosure**

11 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

- 12 Seller certifies that this home was built in 1978 or later
- 13 Seller certifies that this home was built before 1978, but Seller has no knowledge of lead-based paint and/or lead-based paint hazards
14 in the housing
- 15 Known lead-based paint and/or lead-based paint hazards are present in the house (explain):
16 _____

17 (b) Records and reports available to Seller (check one below):

- 18 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based
19 paint hazards in the housing (list all documents below):
20 _____
21 _____

22 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

23 **Buyer's Acknowledgment** (initial appropriate blanks)

24		Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)
25		Buyer has received the pamphlet Protect Your Family From Lead in Your Home.
26		Buyer has (check one below):
27		

- 28 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
29 lead-based paint or lead-based hazards; or
- 30 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
31 hazards.

32 **Agent's Acknowledgment** (initial)

33 Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
34 (To be completed by listing agent or if not listed, agent assisting Buyer unless Buyers agent receives all compensation from Buyer).

35 **Certification of Accuracy**

36 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true
37 and accurate.

38 _____
39 BUYER SIGNATURE DATE

38 _____
39 SELLER SIGNATURE DATE 11/17/20

40 Buyer Printed Name

40 Seller Printed Name

41 _____
42 BUYER SIGNATURE DATE

41 HARVEY HEGGER
42 SELLER SIGNATURE DATE

43 Buyer Printed Name

43 Seller Printed Name

44 _____
45 SELLING AGENT SIGNATURE DATE

44 _____
45 LISTING AGENT SIGNATURE DATE

46 Selling Agent Printed Name

46 Listing Agent Printed Name

47 (NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)

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Form # 2180 01/20

POOL/SPA/POND/LAKE ADDENDUM TO SELLER'S DISCLOSURE STATEMENT
(It should be understood that the preamble to the Seller's Disclosure applies to this Addendum)

1 To be completed by SELLER concerning 5804 PARK DR TROY, MO 63379 (Property Address)

2 **Note: Potential buyers should be aware that the current owner may not use the pool/spa/pond/lake to its full capacity, if at all.**
3 **If one of these is being underutilized, it may falsely appear to be problem free. If it is more heavily utilized, problems may**
4 **surface that were previously now known or detectable. These problems may not be discovered by a pool/spa/pond/lake**
5 **inspection.**

6 **POOL**

7 **(A) General Information: (Give closest approximation that is known)**

8 (1) Age _____ (2) Shape _____ (3) Size (length x width) _____ (4) Depth _____ (5) Volume (gallons) _____
9 (6) Type:
10 Above ground (please check the following that apply) Vinyl liner Other
11 In ground (please check the following that apply) Concrete Stainless Gunite Fiberglass Vinyl liner
12 Other
13 (7) Pool Builder _____
14 (8) Type of chemical sanitizer Chlorine Copper/Silver Ionizer Bacquacil Ozonator Saltwater
15 Other
16 (9) Pool service provider _____ Last serviced _____ (date)
17 (10) Last opened by _____ Last closed by _____
18 (11) Age of heater _____ Heating source _____ (12) Age of pump _____
19 (13) Age of filter _____ Type of filter Sand DE Other _____

20 Additional comments/information:
21 NA
22
23

24 **(B) Visual Components: Specify if any repairs have been performed during your ownership on the visual components (including,**
25 **but not limited to the following):**

26 Tile and grouting, coping, interior finish, caulking/expansion joints and deck
27 NA
28
29

30 **(C) Deck Equipment: Specify if any repairs have been performed during your ownership on the deck equipment (including,**
31 **but not limited to the following):**

32 Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers
33 NA
34
35

36 **(D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical**
37 **equipment (including, but no limited to the following):**

38 NA
39
40

41 **(E) Leaks and/or Defects:**

42 (1) Are you aware of any leaks in the pool or pool components Yes No
43 (2) Are you aware of any defects relating to the pool or to any of the pool components Yes No

44 Explain any "Yes" answers in this section:
45 NA
46
47
48

49 **SPA**

50 **General Information: (Give closest approximation that is known)**

- 51 (1) Age _____ (2) Volume (gallons) _____ (3) Manufacturer _____ (4) Construction _____
- 52 (5) Type of chemical sanitizer Chlorine Copper/Silver Ionizer Bacquacil Ozonator Other _____
- 53 (6) Spa service provider _____ Last serviced _____ (date)
- 54 (7) Age of heater _____ Heat Source _____
- 55 (8) Age of pump _____ (9) Age of filter _____ (10) Number of jets _____
- 56 (11) Specify if any repairs have been performed during your ownership on spa equipment (including, but not limited to the
- 57 items above) _____
- 58 _____
- 59 _____
- 60 (12) Are you aware of any defects Yes No If Yes, please explain _____
- 61 _____
- 62 _____

63 **PONDS and LAKES**

64 **General Information: (Give the closest approximation that is known)**

- 65 (1) Number of Ponds/Lakes 1 (2) Age 34 (3) Depth 12 FT (4) Size (e.g. gallons, acreage) .9
- 66 (5) Type Natural Artificial
- 67 (6) Construction Concrete Plastic Other EARTH
- 68 (7) Water source RAIN
- 69 (8) Does any sewage run into the Pond/Lake Yes No
- 70 (9) Is the Pond/Lake shared Yes No
- 71 (10) Is the Pond/Lake stocked Yes No
- 72 (11) Pond service provider NA Last serviced _____ (date)
- 73 (12) If heated, age of heater NA Heat Source NA
- 74 (13) Is there a pump Yes No Age of pump _____
- 75 (14) Have any chemicals been added Yes No
- 76 (15) Is there a filtration system Yes No Age of filter _____
- 77 (16) Is there an overflow system Yes No
- 78 (17) If there is an overflow system, does overflow run onto adjoining properties Yes No
- 79 (18) Are there any leaks Yes No
- 80 (19) Is there a fountain(s) Yes No
- 81 (20) Have any repairs been performed during your ownership on the Pond/Lake or any component of the Pond/Lake
- 82 Yes No
- 83 (21) Are you aware of any defects Yes No

84 Explanation of any "Yes" answers (8-10, 14-18, 20 and 21 above):

85 _____
86 _____
87 _____

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

91 Harvey Hegger 11/17/21
92 SELLER SIGNATURE _____ DATE _____
93 HARVEY HEGGER
94 Seller Printed Name _____

91 NA
92 SELLER SIGNATURE _____ DATE _____
93 NA
94 Seller Printed Name _____

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

101 _____
102 BUYER SIGNATURE _____ DATE _____
103 _____
104 Buyer Printed Name _____

101 _____
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104 Buyer Printed Name _____