

This document has legal consequences.  
If you do not understand it, consult your attorney.  
The text of this form may not be altered in any manner  
without written acknowledgement of all parties.

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Approved by Counsel for St. Louis REALTORS\*  
To be used exclusively by REALTORS\*

Form # 2091 01/20

## SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 30308 Pike 236, Clarksville, MO 63336 (Property Address) located  
in the municipality of Clarksville (if incorporated), County of Pike, Missouri.  
**Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect  
Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property  
being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot  
guarantee the accuracy of the information in this form.**

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

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

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

- (a) Development Name \_\_\_\_\_ Phone \_\_\_\_\_  
(b) Contact \_\_\_\_\_  
☐ Type of Property: (check all that apply) ☐ Single-Family Residence ☐ Multi-Family ☐ Condominium ☐ Townhome  
☐ Villa ☐ Co-Op  
(c) Mandatory Assessment: #1 \_\_\_\_\_ \$ \_\_\_\_\_ per: ☐ month ☐ quarter ☐ half-year ☐ year  
Mandatory Assessment: #2 \_\_\_\_\_ \$ \_\_\_\_\_ per: ☐ month ☐ quarter ☐ half-year ☐ year  
(d) Mandatory Assessment(s) include:  
☐ entrance sign/structure ☐ street maintenance ☐ common ground ☐ snow removal of common area  
☐ snow removal specific to this dwelling ☐ landscaping of common area ☐ landscaping specific to this dwelling  
☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ reception facility ☐ water ☐ sewer ☐ trash removal  
☐ doorman ☐ cooling ☐ heating ☐ security ☐ elevator ☐ other common facility \_\_\_\_\_  
☐ assigned parking space(s): how many \_\_\_\_\_ identified as \_\_\_\_\_ ☐ some insurance ☐ real estate taxes  
☐ other specific item(s): \_\_\_\_\_  
☐ Exterior Maintenance of this dwelling covered by Assessment: \_\_\_\_\_  
(e) Optional Assessment(s)/Membership(s) Please explain \_\_\_\_\_  
(f) Are you aware of any existing or proposed special assessments? ☐ Yes ☐ No  
(g) Are you aware of any special taxes and/or district improvement assessments? ☐ Yes ☐ No  
(h) Are you aware of any condition or claim which may cause an increase in assessment or fees? ☐ Yes ☐ No  
(i) Are you aware of any material defects in any common or other shared elements? ☐ Yes ☐ No  
(j) Are you aware of any existing indentures/restrictive covenants? ☐ Yes ☐ No  
(k) Are you aware of any violation of the indentures/restrictions by yourself or by others? ☐ Yes ☐ No  
(l) Is there a recorded street/road maintenance agreement? ☐ Yes ☐ No  
(m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_  
BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page

FR-SIGNED  
1-22-2022  
FR-SIGNED  
1-22-2022  
SELLER SELLER



if Propane, is tank ☐ Owned ☐ Leased

Phone:

☐ Security Alarm System ☐ Owned ☐ Leased /Lease information: \_\_\_\_\_

Package ID: 233F97DD82AD02913E971EC26D2B9453

☐ Satellite Dish ☐ Owned ☐ Leased/Lease Information: \_\_\_\_\_  
☐ Electronic Pet Fence System Number of Collars: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

(d) Are you aware of any items in this section in need of repair or replacement? ☐ Yes ☐ No If "Yes", please explain \_\_\_\_\_

## ELECTRICAL

Type of service panel: ☐ Fuses ☒ Circuit Breakers ☐ Other: \_\_\_\_\_

(a) Type of wiring: ☒ Copper ☐ Aluminum ☐ Knob and Tube ☐ Unknown

(b) Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_

## ROOF, GUTTERS AND DOWNSPOUTS

(a) What is the approximate age of the roof? 9 Years. Documented? ☒ Yes ☐ No

(b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No If "Yes" please explain \_\_\_\_\_

(c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_

(d) Are you aware of any problems with the roof, gutters or downspouts? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_

## CONSTRUCTION

(a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components? ☐ Yes ☒ No If "Yes" please describe in detail \_\_\_\_\_

(b) Are you aware of any repairs to any of the building elements listed in (a) above? ☐ Yes ☒ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort \_\_\_\_\_

(c) Are you aware that any of the work in (b) above was completed without required permits? ☐ Yes ☒ No

(d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: \_\_\_\_\_

(e) Were required permits obtained for the work in (d) above? ☐ Yes ☒ No

## BASEMENT AND CRAWL SPACE (Complete only if applicable)

(a) ☐ Sump pit ☐ Sump pit and pump

(b) Type of foundation: ☒ Concrete ☐ Stone ☐ Cinder Block ☐ Wood

(c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? ☐ Yes ☒ No If "Yes", please describe in detail \_\_\_\_\_

(d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?  
☐ Yes ☒ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort \_\_\_\_\_

## PESTS OR TERMITES/WOOD DESTROYING INSECTS

(a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? ☐ Yes ☒ No

(b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? ☐ Yes ☒ No

(c) Is your property currently under a warranty contract by a licensed pest/termite control company? ☐ Yes ☒ No

(d) Are you aware of any pest/termite control reports for the property? ☐ Yes ☒ No

(e) Are you aware of any pest/termite control treatments to the property? ☐ Yes ☒ No

(f) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

## SOIL AND DRAINAGE

(a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? ☐ Yes ☒ No

(b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? ☐ Yes ☒ No

(c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property? ☐ Yes ☒ No

(d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g. retention ponds, rain gardens, sand filters, permeable pavement) ☐ Yes ☒ No

(e) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_  
Initials BUYER and SELLER acknowledge they have read this page  
BUYER BUYER

SIGNED  
J.B.  
2/22/2022  
SIGNED  
C.B.  
2/22/2022  
SELLER SELLER



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- 219 SURVEY AND ZONING

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**INSURANCE**

Are you aware of any claims that have been filed for damages to the property? ☐ Yes ☒ No If "Yes", please provide the following information: date of claim, description of claim, repairs and/or replacements completed \_\_\_\_\_

**MISCELLANEOUS**

- (a) The approximate age of the residence is 29 years. The Seller has occupied the property from 8 to 9 yrs.
- (b) Has the property been continuously occupied during the last twelve months? ☐ Yes ☒ No If "No", please explain \_\_\_\_\_
- (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_
- (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_
- (e) Is the property designated as a historical home or located in a historic district? ☐ Yes ☒ No If "Yes", please explain \_\_\_\_\_
- (f) Is property tax abated? ☐ Yes ☒ No Expiration date \_\_\_\_\_ Attach documentation from taxing authority.
- (g) Are you aware of any pets having been kept in or on the property? ☒ Yes ☐ No If "Yes" please explain (1) Dog
- (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ☐ Yes ☒ No (If "Yes", please attach)
- (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? ☐ Yes ☒ No
- (j) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☒ No
- (k) Are you aware of any existing or threatened legal action affecting the property? ☐ Yes ☒ No
- (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
- (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above \_\_\_\_\_

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**Additional Comments:**

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Seller attaches the following document(s): \_\_\_\_\_

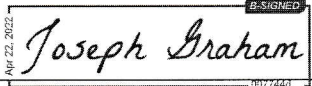

\_\_\_\_\_  
BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

  
SELLER SELLER

262 **SELLER'S ACKNOWLEDGEMENT:**

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

266   Apr 22, 2022  
267 SELLER SIGNATURE 0077440... DATE Apr 22, 2022

268 Joseph Graham  
269 Seller Printed Name

  Apr 22, 2022  
SELLER SIGNATURE 40800472... DATE Apr 22, 2022

Carleen Graham  
Seller Printed Name

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's  
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in  
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information  
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker  
275 is not an expert at detecting or repairing physical defects in property.

276 BUYER SIGNATURE DATE

278 BUYER  
279 Buyer Printed Name

BUYER SIGNATURE DATE

BUYER  
Buyer Printed Name

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

  Apr 22, 2022  
  Apr 22, 2022  
SELLER SELLER