©ST. LOUIS REALTORS* Approved by Counsel for St. Louis REALTORS* To be used exclusively by REALTORS*

_(Property Address) located

01/20 Form # 2091

SELLER'S DISCLOSURE STATEMENT

30308 Pike 236, Clarksville, MO 63336

	m 1 -	completed by SELLER concerning 30308 Pike 236, Clarksville, MO 63330 (Hoporty Reduces) Reserved (Significance of the County of Selection of Selectio					
1	To be	municipality of Clarksville (if incorporated), County of Pike , Missouri.					
2	in the	municipality of Clarksville (if incorporated), County of incorporated incorpora					
3	Note:	te: If Seller knows or suspects some condition which might lower the value of the property being some condition which might lower the value of the property being some condition which might lower the value of the property being some condition which might lower the value of the property seems of the property					
4	Buyer	yer's decision to buy the property, then Seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will assist buyer in the seller needs to disclose it. This statement will be a seller needs to disclose it. The seller needs to disclose it. This statement will be a seller needs to disclose it. The seller needs to disclose it. The seller needs to disclose it. The seller needs to disclose it. This statement will be a seller needs to disclose it. This statement will be a seller needs to disclose it. The seller needs to disclose it. This statement will be a seller needs to disclose it. The s					
5	being	ing considered. Real estate prokers and agents involved in					
6	guara	ntee the accuracy of the information in this form.					
7	TO S	ELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges					
8	that y	ELLER: Your truthful disclosure of the condition of your property gives you the best protection. You violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for the property prior to					
9	mothe	you violated your legal obligation to Buyer by conceaning a material detect(3), read based property prior to imphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to imphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to					
	methamphetamine production or storage and/or any other disclosure required by law. Your methamphetamine production or storage and/or any other disclosure required by law. Your methamphetamine production or storage and/or any other disclosure required by law. Your methamphetamine production or storage and/or any other disclosure required by law. Your methamphetamine production or storage and/or any other disclosure required by law. Your methamphetamine production or storage and/or any other disclosure required by law. Your methamphetamine production or storage and/or any other disclosure required by law. Your methamphetamine production or storage and/or any other disclosure required by law. Your methamphetamine production or storage and/or any other disclosure required by law. Your methamphetamine production or storage and/or any other disclosure required by law. Your methamphetamine production or storage and/or any other disclosure required by law. Your methamphetamine production or storage and/or any other disclosure required by law. Your methamphetamine production or storage and/or any other disclosure required by law. Your methamphetamine production or storage and/or any other disclosure required by law. Your methamphetamine production of the law of the						
10							
11	your ownership may be relevant. In the case of a material defect, for example, it information that you personal problem not completely remedied, such information should be included in this disclosure in order to persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to persistent pattern of a problem not completely remedied, such information should be included in this disclosure.						
12	achieve full and honest disclosure. Your answers or the answers you fan to provide, extend way, and a cover all even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all even after the closing of the sale.						
13							
14	aspects of your property. If you know of or suspect some condition which would substantially to the space at impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at						
15	impai	ir the health or safety of intuite occupants, of other was a safety					
16	the en	nd of this form to describe that condition.					
17	TO I	BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY					
18							
19	CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to parents the parents the parents of parents the parents of parents the parents of p						
20							
21							
22	Selle	r are not warranties of the condition of the property. Thus, you should contain a property. You may also wish to obtain a home protection plantwarranty. Due to the variety of insurance, requirements, roperty. You may also wish to obtain a home protection plantwarranty. Due to the variety of insurance, requirements,					
23							
24	prod	ucts, and arrangements Buyer should contact appropriate party to determine moderate before account in the purchase price litions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price					
25	Conc	litions of the property that you can see on a reasonable inspection should child be taken and the sale contract					
26	or yo	ou should make the correction of these conditions by the Seller a requirement of the sale contract.					
27 28 29 30	(a) (b)	DIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable) Development Name Phone Contact Phone Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome					
31		□ Villa □ Co-Op					
32	(c)	Mandatory Assessment: #1 \$per: \(\text{D}\) month \(\text{Q}\) quarter \(\text{Q}\) half-year \(\text{Q}\) year Mandatory Assessment: #2 \$per: \(\text{Q}\) month \(\text{Q}\) quarter \(\text{Q}\) half-year \(\text{Q}\) year					
33		Mandatory Assessment: #2 per. et month et quarter et nan-year et year					
34	(d)	Mandatory Assessment(s) include: Of contrarge sign/structure					
35							
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		☐ other specific item(s): ☐ Exterior Maintenance of this dwelling covered by Assessment: ☐ 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					
		Are you aware of any special taxes and/or district improvement assessments? Yes No					
45	24	c 1''					
46		(h) Are you aware of any condition or claim which may cause an increase in assessment of fees? I see I no					
47	, ,	(i) Are you aware of any material defects in any common or other shared elements? Yes No					
48	(j)	(j) Are you aware of any existing indentures/restrictive covenants? U Yes U No					
49	(k)	(k) Are you aware of any violation of the indentures/restrictions by yourself or by others? U Yes UNo					
50	(1)	(1) 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 B	nokago II	Page 1 of 6 BUYER BUYER D: 233F97DD82AD02913E971EC26D2B9453					
Ρ:	ackage II	J. 2001 01 DD021 D020 12 D12 D12 D12 D12 D12 D12 D12 D12 D12					

Utilit			Current Provider	if Propane, is tank Owned OLeased
Gas/P	ropane:	1		
Water	City			
Sewe	r: CM			
Pecyo				
Interr	net: $\Delta \perp \hat{\beta}$	+		
Phone	e:			
HEA	TING. COC	LING AND VENTILAT	TING (Seller is not agreeing that a	ll items checked are being offered for sale.)
(a)	Heating Equ	ipment: 🖸 Forced Air 🖳	Hot Water Radiators 🛭 Steam Radia	ators U Radiant U Baseboard
(b)	Source of he	ating: 🗗 Electric 🛭 Natur	al Gas Propane Fuel Oil Ot	her
(c)	Type of air o	conditioning: 🛂 Central F	Electric 🖳 Central Gas 🖳 Window.	her
(A)	Areas of hou	ise not served by central he	eating/cooling: halaGE	
(e)	Additional: \	☐ Humidifier ☐ Electroni	c Air Filter Media Filter Attic F	an Dother: tion? D Yes No If "Yes", please explain
(f)	Are you awa			
(-)	Oth an dataile			
	EPLACE(S)		N	Logs
(a)			Ivented Gas Logs Elvent Free Gas I	Logs 2 Wood Durling Stove 2 Natural Gas 2110 pane
(b)	Type of flue	es/venting: al: (properly vented for woo	od burning and vented gas logs) Numbe	er of fireplace(s)Location(s)
	☐ Non-Fun	at. (property vented for woo	ce(s) Location(s) Please	explain
(c)	Are you awa	are of any problems or rep	airs needed with any item in this sect	e explaintion?
(0)	The you am	are or any proor		
DI II	MRING SV	STEM FIXTURES ANI	D EQUIPMENT; POOL/SPA/PON	ND/LAKE/HOT TUB
(a)	Water Heate	r. DElectric PlNatural Ga	s Propane Tankless Other:	
(b)	Ice maker s	upply line: Yes No)	
(c)	Jet Tub: 🖸	Yes ANo		
(d)	Swimming	Pool/Spa/Hot Tub: 🛭 Ye	s 🖸 No	
, ,	(If Yes, att	ach Form #2180, Pool/Si	pa/Pond/Lake Addendum to Seller	's Disclosure Statement)
(e)	Lawn Sprir	kler System: 🗹 Yes 🗷 No	o If yes, date of last backflow device	inspection certificate: DYes MNo If "Yes", please explain
(f)	Are you aw	are of any problems or rep	oairs needed in the plumbing system?	Tes and it ies, please explain
				L. D'andraway Chahamant)
WA'	TER (If well	exists, attach Form #21	65, Septic/Well Addendum to Selle	ell 🖸 Other (explain)
(a)	What is the	source of your drinking w	ater? I Public & Community & We	en el Other (explain)
(b)	If Public, 10	entify the utility company	nurification system? DIVes DIVO DI	Owned DLeased/Lease Information
(c) (d)	Do you nav	e a somener, inner or other	ing to the water system including the	e quality or source of water or any components such as
(u)	the curb sto	p box? Tyes Mo If "Ye	s', please explain	
OTEN	VED A CE (I	f Contin or Aprator exists	attach Form #2165. Sentic/Well	Addendum to Seller's Disclosure Statement)
(a)	What is the	type of sewerage system	to which the house is connected?	Public 🛛 Private 🚨 Septic 🚨 Aerator 🚨 Other
(a)	TC66041 - 22	langa ayalain		
(b)	Is there a s	ewerage lift system? TY	es 🖸 No If "Yes", is it in good work	ing condition? 🖸 Yes 🖾 No
(c)	** 71	11 tiala matam arratam 1	ant narricad?	
(d)			, open drain lines or other problems	relating to the sewerage system? ☐Yes ♠No
		lease explain		
API	PLIANCES	(Seller is not agreeing th	at all items checked are being offer	red for sale.)
(a)	Electrical A	Annliances and Equipmen	t. Stectric Stove/Range/Cook top	☐ Oven ☐ Built-in Microwave Oven
- 0	Dishwa	sher Garbage Dis	posal	☐ Wired smoke alarms ☐ Electric dryer (hook up
<i>(</i> * :	* Ceiling	Fan(s) Intercom Syste	m 및 Central Vaccum System 및 Control Gos 및 Propers	Other
(b)	Gas Applia	ances & Equipment: A Na	nurar Gas 😑 Fropane Top 🗍 Exterior Lights 🗍 Barbecue 🗆	🛚 Water heater 🖵 Tankless Water Heater
	Di Coa derr	or (hook up) Of Other	op el Exterior Lights el Barbecue el	- 11 4101 1104001 - 1 111111000 11 111111
	The start of the s	er (mook uh) 🗗 Omer		
(c)	Other Eau	ipment: D TV Antenna	☐ Cable Wiring ☐ Phone Wiring	g 🛭 Network/Data Wiring
(0)	☑ Flectric	Garage Door Opener(s)	Number of controls	
	☐ Securit	y Alarm System 🖾 Owned	I ☐ Leased /Lease information:	B-SIGNED 9-SIGNED
		-	Initials BUYER and SELLER acknowledge	Page 2 of
				0 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -

111		☐ Satellite Dish ☐ Owned ☐ Leased/LeaseInformation:			
112		☐ Satellite Dish ☐ Owned ☐ Leased/Lease Information: ☐ Electronic Pet Fence System Number of Collars: ☐ Other: ☐ Are you aware of any items in this section in need of repair or replacement? ☐ Yes ☐ N. Yen			
113 114	(d)	Are you aware of any items in this section in need of repair or replacement? Yes No If "Yes", please explain			
115	EL	ECTRICAL			
116					
117	(a) Type of wiring: **Copper ** Aluminum **Plknob and Tube **Plknown				
118 119	(b)	Are you aware of any problems or repairs needed in the electrical system? DYes 2 No If "Yes", please explain			
120		OF, GUTTERS AND DOWNSPOUTS What is the approximate age of the roof? Years. Documented? Yes QNo			
121	(a)	What is the approximate age of the roof? 1 Years. Documented? Yes \(\sigma \) No			
122 123	(b)	Has the roof ever leaked during your ownership? Yes No If "Yes" please explain			
124 125	(c)	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Tyes In If "Yes", please explain			
126 127	(d)	please explain			
128	CO	NSTRUCTION			
129	(a)	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,			
130 131		decks/porches or other load bearing components? The Selection wans, sub-moot, interior and exterior wans, roof construction, decks/porches or other load bearing components? We selection wans, sub-moot, interior and exterior wans, roof construction, decks/porches or other load bearing components?			
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			
133 134		location, extent, date and name of the person/company who did the repair or control effort			
135	(c)	Are you aware that any of the work in (b) above was completed without required permits? Yes			
136 137	(d)	List all significant additions, modifications, renovations, & alterations to the property during your ownership:			
138	(e)	Were required permits obtained for the work in (d) above? □Yes ⑤No			
139	BAS	SEMENT AND CRAWL SPACE (Complete only if applicable)			
140	(a)	USump pit USump 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? Tyes Two If "Yes", please			
143 144		describe in detail			
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			
148 149		effort			
150	PES	TS OR TERMITES/WOOD DESTROYING INSECTS			
151	(a)	Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? Yes			
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	2 3	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			
156 157	(f)	Please explain any "Yes" answers you gave in this section			
158	SOI	L AND DRAINAGE			
159	(a)	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? Yes You			
160	(b)	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the			
161 162	(c)	property? 🖸 Yes 🛎 No			
163		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			
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,			
166 167	(e)	e.g. retention ponds, rain gardens, sand filters, permeable pavement) Yes Yo No Please explain any "Yes" answers you gave in this section			
168	(0)	Please explain any "Yes" answers you gave in this section			

/
BUYER BUYER and SELLER acknowledge they have read this page . SELLER SELEER.

(a)	ZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
	Paint and/or Lead-Based Paint Hazards, form #2049.)
	(1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? Yes No
	(2) Are you aware if it has ever been covered or removed? Yes No
	(3) Are you aware if the property has been tested for lead? Tes Yes No If "Yes", please give date performed, type of test and test
	results
/4 \	
(b)	Asbestos Materials (1) Are year of the arrespondent for the control of the arrespondent for the control of the arrespondent for the control of the control of the arrespondent for the control of the co
	(1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.? Yes No
	(2) Are you aware of any asbestos material that has been encapsulated or removed? Yes No
	(3) Are you aware if the property has been tested for the presence of asbestos? Tyes Mo If "Yes", please give date performed,
	type of test and test results
	type of test and test results (4) Please explain any "Yes" answers you gave in this section
(c)	Mold
(-)	(1) Are you aware of the presence of any mold on the property? ☐ Yes ☐ No
	(2) Are you aware of anything with mold on the property that has ever been covered or removed? \(\subseteq\) Yes \(\subseteq\) No
	(3) Are you aware if the property has ever been tested for the presence of mold? Yes No If "Yes", please give date performed,
	type of test and test results
	type of test and test results
(d)	Radon
(-)	(1) Are you aware if the property has been tested for radon gas? I Yes You If "Yes", please give date performed, type of test
	and test negative
	(2) Are you aware if the property has ever been mitigated for radon gas? Yes Yo If "Yes", please provide the date and name
	of the person/company who did the mitigation
(e)	Methamphetamine
	Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
	a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
	🗘 Yes 🗹 No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain
(f)	Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? Yes No
	If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such
	information.
	Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.
g)	Radioactive or Hazardous Materials
(0)	Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
	material or other hazardous material? 🖳 Yes 🛂 No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge
	in writing. Please provide such information, including a copy of such report, if available.
(h)	Other Environmental Concerns
(11)	Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),
	electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? Yes No If "Yes", please
	explain
	RVEY AND ZONING
	Are you aware of any shared or common features with adjoining properties? Yes No
	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? Yes No
	Is any portion of the property located within the 100-year flood hazard area (flood plain)? Yes No Do you have a survey of the property? Yes No (If "Yes", please attach) Does it include all existing improvements on the
(u)	property? The Yes No (If "Yes", please attach) Does it include all existing improvements on the property? The Yes No
(e)	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? The Yes To
	Please explain any "Yes" answers you gave in this section
(-)	

MIS	SCELLANEOUS 29
(a) (b)	The approximate age of the residence is
(c)	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire dis 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 xes if "Yes", 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 au
(g)	Is property tax abated? Yes No Expiration date Attach documentation from taxing aut Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain
(h)	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? A Yes No (If "Yes", please a
(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? Tyes Yes No
(k)	Are you aware of any existing or threatened legal action affecting the property? Yes You No
(1)	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Yes
(m)	Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above
Ado	ditional Comments:
-	

262	2 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 kn Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brother licensees to furnish a copy of this statement to prospective Buyers.							
266	Joseph Braham	Apr 22, 2022	Carleen	Graham	Apr 22, 2022		
267	SELLER SIGNATURE 0077446	DATE	SELLER SIGNATU	RE	DATE		
268	Joseph Graham		Carleen Graham				
269	Seller Printed Name	Seller Printed Name	Seller Printed Name				
271 272 273 274 275	Buyer acknowledges having received and Disclosure Statement is limited to inform this Seller's Disclosure Statement, and a obtained through the Multiple Listing Ser is not an expert at detecting or repairing	nation of which Seller has ny other important inform vice) by an independent,	s actual knowledge. Buyer nation provided by either S professional investigation of	should verify the inform Seller or broker (including	nation contained in ng any information		
276 277	BLYEK SIGNATURL	ĎATE	BUYER SIGNATU	RE	DATE		
278 279	Buyer Printed Name		Buyer Printed Name)	-		
	V						