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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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Form # 2091 01/25

SELLER'S DISCLOSURE STATEMENT

Property Address : 149 Old Colony Rd. Defiance MO 63341

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.

STATUTORY DISCLOSURES

Note: The following information, if applicable to the property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

LEAD-BASED PAINT	YES	NO	UNK
Is there a residential dwelling on the property built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.	☐	☒	☐

METHAMPHETAMINE	YES	NO	UNK
Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.	☐	☒	☐
Please explain any "Yes" answers you gave in this section:			

WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)	YES	NO	UNK
Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. **Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.**	☐	☒	☐

Please explain any "Yes" answers you gave in this section:

RADIOACTIVE OR HAZARDOUS MATERIALS	YES	NO	UNK
Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.	☐	X	☐

Please explain any "Yes" answers you gave in this section:

ADDITIONAL DISCLOSURES

Lead-Based Paint	YES	NO	UNK
Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?	☐	X	☐
Are you aware if it has ever been covered or removed?	☐	X	☐
Are you aware if the property has been tested for lead?	☐	X	☐

Please explain any "Yes" answers you gave in this section including test date, type of test and results:

Radon	YES	NO	UNK
Are you aware if the property has been tested for radon gas?	☐	X	☐
Are you aware if the property has ever been mitigated for radon gas?	☐	X	☐

Please explain any "Yes" answers you gave in this section:

Mold	YES	NO	UNK
Are you aware of the presence of any mold on the property?	X	☐	☐
Are you aware of anything with mold on the property that has ever been covered or removed?	X	☐	☐
Are you aware if the property has ever been tested for the presence of mold?	X	☐	☐

Please explain any "Yes" answers you gave in this section:

Asbestos Materials	YES	NO	UNK
Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?	☐	X	☐
Are you aware of any asbestos material that has been encapsulated or removed?	☐	X	☐
Are you aware if the property has been tested for the presence of asbestos?	☐	X	☐

Please explain any "Yes" answers you gave in this section:

Other Environmental Concerns	YES	NO	UNK
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.?	☐	X	☐

Please explain any "Yes" answers you gave in this section:

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

Development Name			
Contact Name		Phone #	

Type of Property (check all that apply) ☐ Single Family ☐ Multi-Family ☐ Condominium ☐ Townhome ☐ Villa ☐ Co-op

Mandatory Assessment #1 $ _____ per ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Annual ☐ Other

Mandatory Assessment #2 $ _____ per ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Annual ☐ Other

Mandatory Assessment(s) include:

☐ entrance sign/structure ☐ street maintenance ☐ common ground ☐ snow removal specific to dwelling
☐ snow removal common area ☐ landscaping of common area ☐ landscaping specific to dwelling ☐ reception facility
☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ water ☐ sewer ☐ trash removal ☐ doorman ☐ cooling ☐ heating
☐ security ☐ elevator ☐ some insurance ☐ real estate taxes ☐ other common facility _____
☐ assigned parking space(s): how many _____ identified as _____
☐ other specific item(s): _____
☐ Dwelling exterior maintenance covered by Assessment: _____

UNK=Unknown _____/_____ Initials BUYER and SELLER acknowledge they have read this page _____/_____
BUYER BUYER SELLER SELLER

	YES	NO	UNK
Are you aware of any existing or proposed special assessments?	☐	X	☐
Are you aware of any special taxes and/or district improvement assessments?	☐	X	☐
Are you aware of any condition or claim which may cause an increase in assessment or fees?	☐	X	☐
Are you aware of any material defects in any common or other shared elements?	☐	X	☐
Are you aware of any existing indentures/restrictive covenants?	☐	X	☐
Are you aware of any violation of the indentures/restrictions by yourself or by others?	☐	X	☐
Is there a recorded driveway/street/road maintenance agreement?	☐	X	☐
Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.	☐	X	☐

Please explain any "Yes" answers you gave in this section:

UTILITIES

Services	Current Provider	Phone #		Avg Monthly Cost
Propane	n/a		☐ Owned ☐ Leased	
Gas	n/a			
Electric	Amerun			
Water	District #2			
Sewer	Septic			
Trash	Grace			
Recycle	n/a			
Internet	Brightspeed			
Phone	n/a			

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:

Zone 1: Age 6 Brand Goodman ☐ Forced Air ☒ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other

Zone 2: Age Brand ☐ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other

Fuel Source of Heating Equipment:

Zone 1: Electric ☐ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other

Zone 2: ☐ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other

Type of Air Conditioner:

Zone 1: Age 6 Brand Goodman ☒ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other

Zone 2: Age Brand ☐ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other

	YES	NO	UNK
Are you aware of any problems or issues with any part of the HVAC system?	☐	X	☐
Do you have any existing maintenance agreements in place?	☐	X	☐
Are any areas of the home not covered by central heating /cooling?	☐	X	☐

With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost:

Please explain any "Yes" or "Other" answers you gave in this section:

FIREPLACE(S)	YES	NO	UNK
Location 1: Room: _____ Functional and properly vented? Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK	☐	X	☐
Location 2: Room: _____ Functional and properly vented? Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK	☐	X	☐
Location 3: Room: _____ Functional and properly vented? Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK	☐	X	☐
Are you aware of any problems or repairs needed with any item in this section?	☐	X	☐

Please explain any "Yes" or "No" answers you gave in this section:

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

Plumbing System: ☐ Copper ☒ PVC ☐ PEX ☐ Galvanized ☐ Other:

Water Heater 1: Age: 6 Location: basement Tank Size: 40 ☐ Gas ☒ Electric ☐ Propane ☐ Tankless ☐ Other

Water Heater 2: Age: Location: Tank Size: ☐ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other

	YES	NO	UNK
Does the property have an ice-maker supply line?	X		
Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.		X	
Are you aware of any problems or repairs needed in the plumbing system?		X	
Does property have a Swimming Pool/Spa/Hot Tub? **(If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)**		X	
Please explain any "Yes" or "Other" answers you gave in this section:			

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

What is the source of your drinking water? X Public ☐ Community ☐ Well ☐ Other

If well, when was the water last tested? _____ Is test documented? ☐ Yes or ☐ No. If yes, please provide documentation.

Do you have a water softener? ☐ Yes or X No. If yes, is it ☐ Owned or ☐ Leased. If leased, provide lessor and cost below.

	YES	NO	UNK
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?		X	
Please explain any "Yes" answers you gave in this section and water softener lease information if applicable :			

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

What is the type of sewerage system to which the house is connected? ☐ Public ☐ Private X Septic ☐ Aerator ☐ Other

If Other, please explain:

If septic/aerator, when was system last serviced? 4/25

	YES	NO	UNK
Is there a sewerage lift system?		X	
Is there a sewerage grinder system?			X
Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?		X	
Please explain any "Yes" answers you gave in this section:			

ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)

Type of Service Panel(s):

Panel 1: Amps Brand X Circuit Breakers ☐ Fuses ☐ Other

Panel 2: Amps Brand X Circuit Breakers ☐ Fuses ☐ Other

Panel 3: Amps Brand ☐ Circuit Breakers ☐ Fuses ☐ Other

Type of Wiring:

Panel 1: X Copper ☐ Aluminum ☐ UNK ☐ Other _____

Panel 2: X Copper ☐ Aluminum ☐ UNK ☐ Other _____

Panel 3: ☐ Copper ☐ Aluminum ☐ UNK ☐ Other _____

	YES	NO	UNK
Are you aware of any problems or repairs needed in the electrical system?		X	
Are you aware of any of the panels in services in the property being subject to recall or otherwise out of date?		X	
Please explain any "Yes" answers you gave in this section:			

CONSTRUCTION

The property was originally constructed in: 1940. Seller has occupied property from 2019 to present.

List all significant additions, modifications, renovations, & alterations to the property during your ownership below:

Complete redo from original in 2019.Garage with breezeway. Mother in law quarters in lower level with separate access. Retaining walls for more lawn and over sized garage 27' x 30'. Concrete drive way and back patios. One patio off house and one off garage. Complete sealing and waterproof crawl space with 10 peering to support foundation for life. Leaf filter complete house,life time guaranty.

	YES	NO	UNK
Were required permits obtained for the work described above?	X		
Please explain any "No" answers you gave in this section:			

FOUNDATION

Type of Foundation: ☒ Concrete ☐ Cinder Block ☐ Stone ☐ Wood ☐ Other: cider block

	YES	NO	UNK
Are you aware of any problems or issues with foundation?	☒	☐	☐
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?	☒	☐	☐
Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	☒	☐	☐
Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	☒	☐	☐
Are you aware of any repairs to any of the building elements listed above?	☒	☐	☐
Were required permits obtained for any repairs described above?	☒	☐	☐

Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person/company who did the repair or control effort:
2023 crawl space sealed and 5 piers install in front section of house. Life time warranty.2025 sealed crawl space, replaced main support beam, added commercial dehumidifier, 5 peers for back of house. Life time warranty. Foundation Recovery Systems - St. Louis,MO. Must be transferred within 30 days.

BASEMENT AND CRAWL SPACE (Complete only if applicable)	YES	NO	UNK
Is the home equipped with a sump pit?	☐	☒	☐
Is the home equipped with a sump pump?	☐	☒	☐
Are you aware of any issues with sump pit(s) & pump(s)?	☐	☒	☐
Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	☐	☒	☐
Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	☒	☐	☐

Please explain any "Yes" answers you gave in this section:
Had both sealed and waterproofed by Foundation Recovery Systems. ife time warranty.Must be transferred within 30 days.

ROOF, GUTTERS AND DOWNSPOUTS	YES	NO	UNK
What is the approximate age of the roof? _____ Is it documented? If yes, please provide documentation.	☐	☒	☐
Are you aware of any active leaks to the roof?	☐	☒	☐
Has the roof ever leaked during your ownership?	☐	☒	☐
Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	☐	☒	☐
Are you aware of any problems with the roof, gutters or downspouts?	☐	☒	☐
Does the property have multiple layers of roofing currently installed on any portion of the property?	☐	☒	☐

Please explain any "Yes" answers you gave in this section and attach any documentation:

PESTS/TERMITES/WOOD DESTROYING INSECTS	YES	NO	UNK
Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?	☐	☒	☐
Are you aware of any uncorrected damage to the property caused by above?	☐	☒	☐
Are you aware of any control reports for the property?	☐	☒	☐
Are you aware of any control treatments to the property?	☐	☒	☐
Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when does it expire and what is the renewal costs?	☐	☒	☐

Please explain any "Yes" answers you gave in this section:

SOIL AND DRAINAGE	YES	NO	UNK
Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	☐	☒	☐
Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	☐	☒	☐
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?	☐	☒	☐
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)	☐	☒	☐

Please explain any "Yes" answers you gave in this section:

SURVEY AND ZONING	YES	NO	UNK
Do you have a survey of the property? If yes, please attach.	X		
Does the survey include all existing improvements on the property?		X	
Are you aware of any shared or common features with adjoining properties?		X	
Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?		X	
Is any portion of the property located within the 100-year flood hazard area (flood plain)?		X	
Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?		X	
Please explain any "Yes" answers you gave in this section:			

INSURANCE	YES	NO	UNK
Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.)		X	
If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed.			

APPLIANCES/EQUIPMENT
(Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)

Range/Stove	N/A	Age 6	Gas	X Electric
Oven	N/A	Age 6	Gas	X Electric
Cooktop	N/A	Age 6	Gas	X Electric
Outdoor Grill	X N/A	Age 6	Gas	X Electric
Dryer Hookup	N/A		Gas	X Electric
Built in Microwave	N/A	Age 6		
Built in Refrigerator	N/A	Age		
Dishwasher	N/A	Age 6		
Garbage Disposal	N/A	Age 6		
Trash Compactor	X N/A	Age		
Electric Pet Fence	X N/A	# of collars		
Gas Powered Exterior Lights	X N/A	# of lights		
Security System/Cameras	X N/A		Owned	Leased

	YES	NO	UNK
Are you aware of any items in this section in need of repair or replacement?		X	
Please explain any "Yes" answers you gave in this section:			

MISCELLANEOUS	YES	NO	UNK
Has the property been continuously occupied during the last twelve months?		X	
Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority?		X	
Is the property located in an area that requires any specific disclosure(s) from the city or county?		X	
Is the property designated as a historical home or located in a historic district?		X	
Is property tax abated? If yes, attach documentation from taxing authority.		X	
Are you aware of any pets having been kept in or on the property?		X	
Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?		X	
Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?		X	
Are you aware if carpet has been laid over a damaged wood floor?		X	
Are you aware of any existing or threatened legal action affecting the property?			
Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?		X	

ADDITIONAL COMMENTS

Seller attaches the following document(s): _____

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.

Signed by: Peter Rook 4/28/2025 | 22:49 CDT
83A846BFC055456...

SELLER SIGNATURE DATE

Peter Rook

Seller Printed Name

Signed by: 4/29/2025 | 08:34 CDT
5C52736B710A420...

SELLER SIGNATURE DATE

Jennifer Rook

Seller Printed Name

BUYER'S ACKNOWLEDGEMENT:

Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Seller's 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 SIGNATURE DATE

Buyer Printed Name

BUYER SIGNATURE DATE

Buyer Printed Name