



# Seller's Disclosure Statement for Residential Property

Note: The following is a disclosure statement made by Seller concerning the following Property (the "Property"):

Street Address	City	State	Zip Code	County
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This disclosure statement may assist a Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any broker or licensee in this transaction, and is not a substitute for any inspection or warranties a Buyer may wish to obtain. Real estate brokers and licensees involved in the sale do not inspect the Property for defects or guarantee the accuracy of the information provided in this form.

**TO THE SELLER:** Please complete the following form, including past history or problems if known. Do not leave any spaces blank. If the condition is not applicable to your Property (or unknown), mark "N/A" (or "Unknown") in the blank. The following are representations made by the Seller and are not representations of any broker or licensee. Complete and truthful disclosure of the history and condition of the Property gives you the best protection against future charges that you violated a legal disclosure obligation to a Buyer. 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 obligations, but it may not cover all aspects of the Property. If you know of or suspect some condition which may negatively affect the value of the Property or impair the health or safety of future occupants (e.g., environmental hazards, physical condition or material defects in the Property or title thereto), then you may use the space at the end of this form to further describe that condition and/or attach additional pages if additional space is required.

**TO THE BUYER:** 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 may want to condition your offer on a professional inspection(s) of the Property. You may also wish to obtain a home protection plan/warranty. Conditions of the Property that you can see on a reasonable inspection and/or that are disclosed herein 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. **IF YOU SIGN A SALE CONTRACT TO PURCHASE THE PROPERTY, THAT CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL PROVIDE FOR WHAT IS TO BE INCLUDED IN THE SALE. IF YOU EXPECT CERTAIN ITEMS, APPLIANCES OR EQUIPMENT TO BE INCLUDED, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.**

## 1. HEATING, COOLING AND VENTILATING (Sale Contract will control as to items actually included in sale)

- (a) Air Conditioning System:  Central electric  Central gas  Window/Wall (number of window units: \_\_\_\_\_)  
Other: \_\_\_\_\_ Age of system: \_\_\_\_\_
- (b) Heating System:  Electric  Natural Gas  Propane  Fuel Oil  Other: \_\_\_\_\_  
If any tanks, indicate whether:  owned  leased From whom purchased/leased?: \_\_\_\_\_
- (c) Type of heating equipment:  Forced air  Heat pump  Hot water radiators  Steam radiators  Radiant  
 Baseboard  Other \_\_\_\_\_ Age of system: \_\_\_\_\_
- (d) Area(s) of house not served by central heating/cooling: \_\_\_\_\_
- (e) Fireplace:  Wood burning  Gas  Other: \_\_\_\_\_
- (f) Additional:  Humidifier  Wood burning stove  Electronic air filter  Attic fan  Ceiling fan(s)  
 Other: \_\_\_\_\_
- (g) Insulation:  Known  Unknown (Describe if known, including R-Factor): \_\_\_\_\_
- (h) Are you aware of any problems or repairs needed with any item in this section?  Yes  No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 2. ELECTRICAL

- (a) Electrical System:  110V  220V AMPS: \_\_\_\_\_
- (b) Type of service panel:  Fuses  Circuit Breakers.
- (c) Type of wiring:  Copper  Aluminum  Knob and Tube  Unknown.

Reference (e.g., Seller & Property) \_\_\_\_\_

(d) Are you aware of any problems or repairs needed in the electrical system?  Yes  No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : \_\_\_\_\_

**3. APPLIANCES/FIXTURES/EQUIPMENT (Sale Contract will control as to items actually included in sale.)**

The items below are/are not in good working order:

	ARE	ARE NOT	N/A		ARE	ARE NOT	N/A
Attic/Ceiling/Exhaust Fans				Ovens/Ranges & Attachments			
Dishwasher				Tanks (propane/LP fuel)			
Trash Compactor				Refrigerator			
Garage Door Opener				Security & Alarm Systems			
Garage Remote Controls				Intercom System			
Exterior Lights				Sprinkler Systems & Controls			
Fences (including pet systems, collars and controls)				Satellite Dish			
Fire and Smoke Alarms				Satellite Receiver(s): # _____			
Fireplace Equipment and Doors (if attached, including artificial logs)				Remotes: # _____			
Garbage Disposal				Cable TV Wiring			
Gas BBQ Grill (Built-in)				TV Antenna (if attached)			
Heating, Cooling, Electrical & Plumbing Fixtures/Systems				Central Vacuum System and equipment			
Humidifier (if attached)				Water Heaters			
Locks/Remote Entry Controls				Water Softener			
Lighting Fixtures				Sump Pump			
Microwaves (Built-In)				Washer/Dryer			
				Window AC Units			
				Other _____			

Please explain any "Are Not" responses (attach additional pages if necessary): \_\_\_\_\_

**4. ROOF, GUTTERS AND DOWNSPOUTS**

(a) What is the approximate age of the roof? \_\_\_\_\_ Years. Documented?  Yes  No

(b) Has the roof ever leaked during your ownership?  Yes  No

Please explain any "yes" answers you gave in this section, including repair history (attach additional pages if needed) : \_\_\_\_\_

(c) Has the roof or any portion of it been repaired, recovered or replaced during your ownership?  Yes  No

(d) Are you aware of any problems with the roof, gutters or downspouts?  Yes  No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : \_\_\_\_\_

**5. PLUMBING SYSTEM, FIXTURES AND EQUIPMENT**

(a) Plumbing System:  Copper  Galvanized  Other: \_\_\_\_\_

(b) Water Heater:  Gas  Electric  Other: \_\_\_\_\_ Age of System/Size: \_\_\_\_\_

(c) Hot tub/Whirlpool/Jacuzzi?  Yes  No

(d) Lawn Sprinkler System:  Yes  No If "yes", date of last backflow device inspection or certificate: \_\_\_\_\_  Unknown.

(e) Are you aware of any problems or repairs needed in the plumbing systems?  Yes  No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : \_\_\_\_\_

Reference (e.g., Seller & Property) \_\_\_\_\_

**6. WATER**

(a) Water Systems/Source:  Public  Well  Other: \_\_\_\_\_  
If "well," specify type of well and approximate depth: \_\_\_\_\_

Has well been tested?  Yes  No If "yes," identify date of report and explain results below or provide copy.

(b) Do you have a softener, filter or other purification system?  Yes  No If "yes",  Owned  Leased

(c) Are you aware of any problems relating to the water system, including quality or source of water?  Yes  No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : \_\_\_\_\_

**7. SEWAGE**

(a) What is the type of sewage system to which the house is connected?  Public  Private  Septic  Aerator  
 tanks/laterals/drain fields  Other: \_\_\_\_\_

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

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

(d) Are you aware of any leaks, backups or other problems relating to the sewage system?  Yes  No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : \_\_\_\_\_

**8. CONSTRUCTION**

(a) Are you aware of any problems with the footings, foundation, sub-floor, interior or exterior walls, roof construction, decks/porches or other load bearing or structural components?  Yes  No

(b) Are you aware of any repairs or replacements relating to any items listed in (a) above?  Yes  No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : \_\_\_\_\_

**9. EXTERIOR FINISH**

(a) Is an exterior finish and insulation system (EFIS - synthetic stucco) present in the home?  Yes  No  
 Unknown. Identify date installed, brand name and installer, if known: \_\_\_\_\_

(b) Are you aware of any hardboard siding on your Property?  Yes  No If "yes," which type? \_\_\_\_\_

(c) Are you aware of any claims made against the manufacturer for defects in the siding?  Yes  No

(d) Was any money received for the claim?  Yes  No

(e) Are you aware of any repairs or replacements made to the exterior finish?  Yes  No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : \_\_\_\_\_

**10. BASEMENT AND CRAWL SPACE**

(a) Are you aware of any dampness, water leakage or accumulation, in the basement or crawl space?  Yes  No

(b) Are you aware of any repairs or other attempts to control any water or dampness problems?  Yes  No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : \_\_\_\_\_

**11. TERMITES/WOOD DESTROYING INSECTS, PESTS**

(a) Are you aware of any termites/wood destroying insects or pests affecting the Property?  Yes  No

(b) Are you aware of any uncorrected damage to the Property caused by any of the above?  Yes  No

(c) Is Property under a warranty contract by a pest control company?  Yes  No If "yes", transferable?  Yes  No

(d) Are you aware of any termite/pest control reports for or treatment of the Property?  Yes  No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : \_\_\_\_\_

**12. SOIL AND DRAINAGE**

(a) Are you aware of any fill, expansive soil or sinkholes on the Property?  Yes  No

(b) Are you aware of any soil, earth movement, flood, drainage or grading problems?  Yes  No

Reference (e.g., Seller & Property) \_\_\_\_\_

(c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations that affect or might affect the Property?  Yes  No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : \_\_\_\_\_

**13. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

(a) Lead

(1) Are you aware of the presence of any lead hazards (e.g., paint, water supply lines, etc.) on the Property?  Yes  No (Note: Production of lead based paint was banned in 1978. **MAR Form DSC-2000 may need to be completed in connection with this form**).

(2) Are you aware of the presence of any lead in the soils?  Yes  No

(3) Are you aware if lead has ever been covered or removed?  Yes  No

(4) Are you aware if the Property has been tested for lead?  Yes  No

(b) Asbestos Materials

(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?  Yes  No

(c) Mold

(1) Are you aware of the presence of any mold on the Property?  Yes  No

(2) Are you aware if anything with mold on the Property has ever been covered or removed?  Yes  No

(3) Are you aware if the Property has ever been tested for the presence of mold?  Yes  No

(4) Are you aware if the Property has ever been treated for the presence of mold?  Yes  No

(d) Radon

(1) Are you aware if the Property has been tested for radon gas?  Yes  No

(2) Are you aware if the Property has ever been treated or mitigated for radon gas?  Yes  No

(e) Methamphetamine

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 any controlled substance related thereto?

Yes  No **If "yes," MAR Form DSC-5000 must be filled out in conjunction with this form.**

(f) Other Environmental Concerns

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, discoloration of soil or vegetation, oil sheens in wet areas, unused septic or storage tanks, uses of the Property other than residential (e.g., commercial, farming, landfill, dumping site), etc.?  Yes  No

Please explain any "yes" answer you gave in this section, including repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or mitigation (attach additional pages if needed): \_\_\_\_\_

**14. INSURANCE**

(a) Are you aware of any claims that have been filed for damages to the Property in the last 5 years?  Yes  No **If "yes," please explain and include the following: Date of claim, description of claim, repairs and/or replacements completed:** \_\_\_\_\_

(b) Are you aware that any insurance application or prior coverage regarding any part of the Property has been rejected or will not be renewed?  Yes  No

(c) Are you aware that any existing insurance coverage will be subjected to increased rates?  Yes  No

**15. ROADS, STREETS & ALLEYS**

(a) The roads, streets and/or alleys serving the Property are  public  private?

(b) Is there a recorded road/street/alley maintenance agreement?  Yes  No

Reference (e.g., Seller & Property) \_\_\_\_\_

(c) Are you aware of any right of way, unrecorded easement or similar matter which affect the Property?  Yes  No  
Please explain any "yes" answer you gave in this section, including repair history and identify maintenance provider and costs below (attach additional pages if needed) \_\_\_\_\_

**16. MISCELLANEOUS**

- (a) The approximate age of the residence is \_\_\_\_\_ years  
 Seller has been the owner of the Property for \_\_\_\_\_ years  
 Seller has continuously occupied the Property for \_\_\_\_\_ years  
 If ever vacant, when and how long? \_\_\_\_\_
- (b) Is the Property located in an area that requires an occupancy (code compliance) inspection?  Yes  No
- (c) Is the Property designated as a historical home or located in a historic district?  Yes  No
- (d) Do you have a survey that includes all existing improvements on the Property?  Yes  No
- (e) Are you aware of any pets ever having been kept in the home at the Property?  Yes  No
- (f) Are you aware of any pets ever having been kept on the Property?  Yes  No
- (g) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?  Yes  No
- (h) Are you aware of any:
  - Inoperable windows?  Yes  No
  - inoperable doors?  Yes  No
  - broken thermal seals?  Yes  No
- (j) Is any portion of the Property located within the 100 year flood hazard area (flood plain)?  Yes  No
- (i) Are you aware if carpet has been laid over a damaged wood floor?  Yes  No
- (k) Are you aware of any:
  - Shared or common features with adjoining properties, (e.g., walls, wells, sewers, fences, roads, etc.)?  Yes  No
  - Encroachments which affect the Property?  Yes  No
  - Existing or threatened legal action affecting the Property?  Yes  No
  - Violations of local, state, or federal laws/regulations, including zoning, relating to the Property?  Yes  No
  - Additions, modifications, or alterations made to the Property without necessary permits?  Yes  No
  - Consent required of anyone other than the signer(s) of this form to convey title to the Property?  Yes  No
- (l) Current Utility Service Providers: \_\_\_\_\_
  - Electric Company: \_\_\_\_\_
  - Water Service: \_\_\_\_\_
  - Cable Service: \_\_\_\_\_
  - Sewer: \_\_\_\_\_
  - Telephone: \_\_\_\_\_
  - Gas: \_\_\_\_\_
  - Garbage: \_\_\_\_\_
  - Fire District: \_\_\_\_\_
  - Fire Dues Paid with Taxes?  Yes  No

Additional Comments/Explanation ( please mark if additional pages are attached):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**17. SUBDIVISION**

- (a) Name: \_\_\_\_\_ Assessment: \$ \_\_\_\_\_ per  month  quarter  half-year  year.
  - (b) Assessment includes (check all that apply):  street maintenance  clubhouse  pool  tennis court  
 entrance sign/structure  other common facility(ies): \_\_\_\_\_
  - (c) Are you aware of any existing or proposed special assessments?  Yes  No
  - (e) Are you aware of any violation of subdivision restrictions, rules or regulations by yourself or others?  Yes  No
  - (d) Are you aware of any written subdivision restrictions, rules, or regulations?  Yes  No
  - (f) Are you aware of any condition or claim which may cause an increase in assessments or fees?  Yes  No
- Please explain any "yes" answers you gave in this section (attach additional pages if needed): \_\_\_\_\_

**18. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT (if applicable)**

(a) Name: \_\_\_\_\_

Reference (e.g., Seller & Property) \_\_\_\_\_

- (b) Type:  Condominium  Co-Op  Other shared cost development (explain): \_\_\_\_\_
- (c) Assessment: \$ \_\_\_\_\_ per  month  quarter  half-year  year.
- (d) Assessment includes (check all that apply):  water  cooling  heating  sewer  trash removal  snow removal  doorman  street maintenance  assigned parking space(s) \_\_\_\_\_ (number)  garage  security  landscaping  clubhouse  real estate taxes  insurance on building  pool  tennis court  exercise area  reception facility  other common facility: \_\_\_\_\_
- (e) Exterior maintenance:  fully covered by assessment  partly covered by assessment. Area(s) excluded: \_\_\_\_\_
- (f) Are you aware of any existing or proposed special assessments?  Yes  No
- (g) Are you aware of any material defects in your building or other shared elements?  Yes  No
- (h) Are you aware of any written condominium, co-op or other shared cost development agreements, restrictions, rules or regulations?  Yes  No
- (i) Are you aware of any violation of any such restrictions, rules or regulations by yourself or others?  Yes  No
- (j) Are you aware of any condition or claim which may cause an increase in assessments or fees?  Yes  No

Please explain any "yes" answer you gave in this section (attach additional pages if needed) : \_\_\_\_\_

**19. BOAT DOCKS, SLIPS, LIFTS (Sale Contract will control as to items actually included in sale)**

- (a) Does the Property include or is there available to it any boat docks, slips, lifts or similar features?  Yes  No  
If yes, check all that apply:  dock (permit # \_\_\_\_\_, if applicable)  seawall (permit # \_\_\_\_\_, if applicable)  slip (permit # \_\_\_\_\_, if applicable)  lift  other \_\_\_\_\_.  
If any of the above are checked and are not owned by Seller, please further specify if it or they are leased or otherwise transferable. If so, please provide a copy of the lease, permit or other such written agreement, if available, and also identify the name and available contact information for the actual owner, landlord, transferor): \_\_\_\_\_
- (b) Assessment \$ \_\_\_\_\_ per  month  quarter  half-year  year
- (c) Assessment includes (check all that apply):  permits/license fees  storage  maintenance  insurance  other: (explain): \_\_\_\_\_
- (d) Are you aware of any written agreements regarding the subject matter of this section?  Yes  No If yes, please explain below and provide a copy if available.
- (e) Are you aware of any violation of any such agreement(s) by you or anyone else?  Yes  No
- (f) Are you aware of any condition or claim which may cause an increase in assessments or fees?  Yes  No

Please explain any "yes" answer you gave in this section, including repair history (attach additional pages if needed) : \_\_\_\_\_

**Seller's Acknowledgement** Brokers are hereby authorized to distribute this information to potential buyers for this Property. Seller has carefully examined this statement and acknowledges that the information contained above is true and accurate to the best of Seller's knowledge. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading.

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

**Buyer's Acknowledgement** Buyer should verify information contained in this disclosure statement and is urged to carefully inspect the Property and, if desired, to have the Property inspected by an independent, professional expert(s). Buyer understands that there are areas of the Property of which Seller may have no knowledge and that this disclosure statement does not encompass those areas and is limited to information of which Seller has knowledge. Buyer also acknowledges having received and read a signed copy of this disclosure statement from Seller or the listing broker and that brokers and licensees are not experts at detecting or repairing physical defects in property.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

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