



# Water Well/Sewage System Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

236 3rd Street Gainesville MO 65655 Ozark  
Street Address City Zip Code County

Note: Seller may not frequently use the Water Well/Sewage System. If underutilized, it may falsely appear to be problem free. Even if heavily utilized, problems may surface that were previously not known or detectable.

Does the Property include or is it served by a Water Well?:  Yes  No (If "Yes", complete all of the following)

- (1) Specify type and depth \_\_\_\_\_
- (2) Age of well \_\_\_\_\_ Installed/Drilled by \_\_\_\_\_
- (3) Has the well been tested?  Yes  No
- (4) Is any part of the well located on a neighbor's property or community lot?  Yes  No
- (5) Is the well shared with any other property(ies)?  Yes  No  
If "Yes", is there a recorded agreement?  Yes  No
- (6) Have you been notified or cited by any authority for any problem related to the water well system?  Yes  No
- (7) Is there a current maintenance service agreement covering the water well system?  Yes  No  
If "Yes", what is the annual cost and who is the current provider? \_\_\_\_\_
- (8) Are you aware of any plan to bring public water (e.g., City/Water District) to the Property?  Yes  No
- (9) Are you aware of any problem or repair needed for any part of the water well system?  Yes  No  
Please explain any "Yes" answer above. Include all available test reports and repair history (attach additional pages if needed): \_\_\_\_\_

Does the Property include or is it served by a "Sewage System"? (meaning a private, shared or community sewer, septic, lateral, lagoon, cistern or other similar system):  Yes  No (If "Yes", complete all of the following)

- (1) Check all that apply:  septic  lateral  lagoon  cistern  lift station  Other no-city sewer
- (2) Do you have a diagram of the Sewage System?  Yes  No
- (3) If a lagoon, is there a fence?  Yes  No
- (4) If a septic tank:
  - Is it readily accessible from the surface?  Yes  No
  - Are clean-outs present?  Yes  No
  - Of what is the tank constructed?  Steel  Concrete  Other: \_\_\_\_\_
  - Does it discharge into a lateral or lagoon?  Yes  No
  - Size & Age of tank (if known) is \_\_\_\_\_
- (5) Does any other property owner(s) share the Sewage System?  Yes  No If "Yes", how many? \_\_\_\_\_
- (6) Is any part of the Sewage System located on a neighbor's property or community lot?  Yes  No
- (7) Is there a well within 50 feet of the Sewage System?  Yes  No  Unknown
- (8) Does the Sewage System have an aerator?  Yes  No
- (9) Does any plumbing (e.g., sink, tub or shower) disperse outside of the Sewage System?  Yes  No
- (10) Is there any untreated seepage or discharge (effluence) from the Sewage System?  Yes  No
- (11) Does any effluence from a neighbor's system disperse onto your Property?  Yes  No
- (12) Have you noticed any unusual odors from the Sewage System?  Yes  No
- (13) Have you experienced slow drainage or drain backups?  Yes  No
- (14) Is there a current maintenance service agreement covering the Sewage System?  Yes  No  
If "Yes", what is the annual cost and who is the current provider? \_\_\_\_\_
- (15) Does any government authority require a maintenance service agreement for the Sewage System?  Yes  No
- (16) Have you been notified or cited by any authority for any problem related to the Sewage System?  Yes  No
- (17) Have you expanded, updated or modified the Sewage System?  Yes  No
- (18) Have you added any bedrooms at the Property since the Sewage System was installed?  Yes  No
- (19) Have you cleaned, pumped or serviced the Sewage System during your ownership of the Property?  Yes  No
- Are you aware of any problem or repair needed for any part of the Sewage System?  Yes  No  
Please explain any "Yes" answer above. Include all available permits, test reports and repair history (attach additional pages if needed): \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ (date) Seller's Initials SS JA 3-21-25 (date)

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# Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

## Lead Warning Statement

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

## Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

3/21/25 (ii) AS JS Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

3/21/25 (ii) AS JS Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) \_\_\_\_\_ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) \_\_\_\_\_ **not** received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*. (initial)

(e) Purchaser has (initial (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's or Transaction Broker's Acknowledgment (initial or enter "N/A" if not applicable)

3/21/25 (f) ds Agent or Transaction Broker has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

## Certification of Accuracy

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

41	<u>Jack Stone AS</u>	<u>3-21-2021</u>	_____	_____
42	Seller	Jack A. Stone	Date	Purchaser
43	<u>Sandra Stone</u>	<u>3-21-2021</u>	_____	_____
44	Seller	Sandra K. Stone	Date	Purchaser
45	<u>Debra Schellie Smith</u>	<u>3/21/25</u>	_____	_____
46	Agent or Transaction Broker	Date	Agent or Transaction Broker	Date

Property Address: 236 3rd Street, Gainesville, MO 65655 Ozark County

Listing No.: \_\_\_\_\_



# Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

236 3rd Street Gainesville MO 65655 Ozark  
Street Address City Zip Code County

### SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("Measurements") has been provided from another source(s) as indicated (Check applicable box(es) below):

Source of Measurements Information:

- Prior appraisal
- Building Plans
- Assessor's Office
- Other \_\_\_\_\_

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

**If exact acreage or square footage is a concern, the Property should be independently measured.**

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (with respect to acreage) and/or the Property Data Review Period (with respect to improvements) of the Contract.

### Brokerage Firm Assisting Buyer

\_\_\_\_\_

By (Signature) \_\_\_\_\_  
Licensee Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

### Brokerage Firm Assisting Seller

United Country Missouri Ozarks Realty, Inc.

By (Signature) Debra Schilling Smith  
Licensee Print Name: Debra Schilling Smith  
Date: \_\_\_\_\_

### The undersigned acknowledge(s) receipt of this Disclaimer:

\_\_\_\_\_  
BUYER Date  
Print Name: \_\_\_\_\_

Jack A. Stone 3-21-2025  
SELLER Date  
Print Name: Jack A. Stone

\_\_\_\_\_  
BUYER Date  
Print Name: \_\_\_\_\_

Sandra Stone 3-21-2025  
SELLER Date  
Print Name: Sandra K. Stone

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