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Form # 2165 01/20

SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

1 PROPERTY ADDRESS: 236 Blanche Drive, Saint Charles, MO 63303 DATE: 06/22/2020

2 **SEPTIC (Explain any "Yes" answers):**

3 **Note: Potential buyers should be aware that the current owner may not use the septic system to its full capacity. If the system**
4 **is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface**
5 **that were previously not known or detectable. These problems may not be discovered by a septic inspection.**

- 6 (a) How many people occupy the property? 1
- 7 (b) Has the property been vacant over any period during the last 12 months? Yes No
- 8 (c) Does any other property owner share this system? Yes No
- 9 (d) Is any part of your system located on a neighbor's property? Yes No
- 10 (e) Is there a well within 50 feet of the septic tank? Yes No
- 11 (f) Does the system have an aerator? Yes No
- 12 (g) Of what is the bottom of the tank constructed? gravel concrete unknown
- 13 (h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system? Yes No
- 14 (i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon? Yes No
- 15 (j) Are any of the pipes exposed? Yes No
- 16 (k) Is there any seepage or surface discharge (effluence) from the septic system?
17 If "Yes", is there any from your system onto your neighbor's property? Yes No
- 18 (l) Is there any seepage or surface discharge from a neighbor's system onto your property? Yes No
- 19 (m) Have you noticed any noxious, offensive or unusual odors from the system? Yes No
- 20 (n) Have you experienced slow drainage or drain backups? Yes No
- 21 (o) Is there a current maintenance service agreement covering your system?
22 If "Yes", what is the annual cost and who is the current provider? _____
- 23 (p) Does any government authority require a maintenance service agreement for the
24 new homeowner? Yes No
- 25 (q) Have you ever been notified/cited by any governmental authority on problems
26 related to the system? Yes No
- 27 (r) Has a service company ever recommended any work to be done to the system? Yes No
- 28 (s) Are you aware of any defects? Yes No
- 29 (t) Have you expanded, updated or modified the septic system? Yes No
- 30 (u) Have you cleaned or pumped the system during your ownership of the property?
31 If "Yes", when was it done and who did the work? 10/22/13 4/4/14 11/8/14 O'FALLON SEWER SERVICE

32 **WELLS (Explain any "Yes" answers):**

- 33 (a) Is any part of the well located on a neighbor's property? Yes No
- 34 (b) Is the well shared with any other properties? Yes No
- 35 If "Yes", is there a recorded well agreement? Yes No
- 36 (c) Are you aware of any problems relating to the quality or source of drinking water? Yes No
- 37 (d) Have you ever been notified/cited by any governmental authority on problems
38 related to the system? Yes No
- 39 (e) Has a service company ever recommended any work be done to the system? Yes No
- 40 (f) Are you aware of any defects? Yes No
- 41 (g) Are you aware of any plans to bring public water to this property? Yes No


N/A

City water

42 **Explanation of any "Yes" answers and additional comments for either of the above sections:**
43 _____
44 _____
45 _____
46 _____
47 _____
48 _____
49 _____
50 _____

51 **SELLER'S ACKNOWLEDGEMENT:** Seller acknowledges that he has carefully examined this statement and that it is complete and
52 accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property
53 condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

54  6/22/2020
55 SELLER SIGNATURE DATE
Partner

 6-22-2020
SELLER SIGNATURE DATE
Partner

56 Richard H. Sommer
57 Seller Printed Name

Kimberly M. Sommer
Seller Printed Name

58 **BUYER'S ACKNOWLEDGEMENT:** Buyer acknowledge having received and read this Septic/Well Addendum to Sellers Disclosure
59 Statement. Buyer understands that the information in this Addendum is limited to information of which Seller has actual knowledge.
60 Buyer should verify the information contained in this Septic/Well Addendum to Sellers Disclosure Statement and any other important
61 information provided by either Seller or broker (including any information obtained through the Multiple Listing Service) by an
62 independent, professional investigation of his own. Buyer acknowledges that broker is not an expert at detecting or repairing physical
63 defects in property.

64
65 BUYER SIGNATURE DATE

BUYER SIGNATURE DATE

66 _____
67 Buyer Printed Name

Buyer Printed Name