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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.

Form # 2165 01/20

### SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

1 PROPERTY ADDRESS: 13264 Rosebank Lane, St. Louis, MO 63122 DATE: 07/01/2024

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? 2
- 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? \$275 a year - Show Me Soils
- 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? \_\_\_\_\_

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?  
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

42 **Explanation of any "Yes" answers and additional comments for either of the above sections:**

43 There is an aeration system to the septic that forces the gray water out into a leach field underground. We do have a service  
44 agreement with Show Me Soils and we have one more service left that should happen some time in October.

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 *David J. Kaddatz*  
55 SELLER SIGNATURE DATE

dotloop verified  
07/01/24 9:44 PM CDT  
94ZJ-NPWN-HXLN-QDA8

54 *Sally L. Kaddatz*  
55 SELLER SIGNATURE DATE

dotloop verified  
07/05/24 12:13 PM CDT  
WKQF-Q5VZ-UEPU-SFJG

56 David J. Kaddatz  
57 Seller Printed Name

Sally L. Kaddatz  
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