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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 01/20

**SELLER'S DISCLOSURE STATEMENT**

1 To be completed by SELLER concerning 5732 Goener Ave, St. Louis, MO 63116 (Property Address)  
2 located in the municipality of St. Louis City (if incorporated), County of St louis City, Missouri.  
3 **Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect**  
4 **Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property**  
5 **being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot**  
6 **guarantee the accuracy of the information in this form.**

7 **TO SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges**  
8 **that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for**  
9 **methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to**  
10 **your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some**  
11 **persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to**  
12 **achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences,**  
13 **even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all**  
14 **aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property,**  
15 **impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at**  
16 **the end of this form to describe that condition.**

17 **TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY**  
18 **CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this**  
19 **disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment**  
20 **included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure**  
21 **that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the**  
22 **Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of**  
23 **the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements,**  
24 **products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.**  
25 **Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price**  
26 **or you should make the correction of these conditions by the Seller a requirement of the sale contract.**

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

- 28 (a) Development Name \_\_\_\_\_
- 29 (b) Contact \_\_\_\_\_ Phone \_\_\_\_\_
- 30 Type of Property: (check all that apply)  Single-Family Residence  Multi-Family  Condominium  Townhome
- 31  Villa  Co-Op
- 32 (c) Mandatory Assessment: #1 \_\_\_\_\_ \$ \_\_\_\_\_ per:  month  quarter  half-year  year
- 33 Mandatory Assessment: #2 \_\_\_\_\_ \$ \_\_\_\_\_ per:  month  quarter  half-year  year
- 34 (d) Mandatory Assessment(s) include:
- 35  entrance sign/structure  street maintenance  common ground  snow removal of common area
- 36  snow removal specific to this dwelling  landscaping of common area  landscaping specific to this dwelling
- 37  clubhouse  pool  tennis court  exercise area  reception facility  water  sewer  trash removal
- 38  doorman  cooling  heating  security  elevator  other common facility \_\_\_\_\_
- 39  assigned parking space(s): how many \_\_\_\_\_ identified as \_\_\_\_\_  some insurance  real estate taxes
- 40  other specific item(s): \_\_\_\_\_
- 41  Exterior Maintenance of this dwelling covered by Assessment: \_\_\_\_\_
- 42 (e) Optional Assessment(s)/Membership(s): Please explain \_\_\_\_\_
- 43 \_\_\_\_\_
- 44 (f) Are you aware of any existing or proposed special assessments?  Yes  No
- 45 (g) Are you aware of any special taxes and/or district improvement assessments?  Yes  No
- 46 (h) Are you aware of any condition or claim which may cause an increase in assessment or fees?  Yes  No
- 47 (i) Are you aware of any material defects in any common or other shared elements?  Yes  No
- 48 (j) Are you aware of any existing indentures/restrictive covenants?  Yes  No
- 49 (k) Are you aware of any violation of the indentures/restrictions by yourself or by others?  Yes  No
- 50 (l) Is there a recorded street/road maintenance agreement?  Yes  No
- 51 (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above. \_\_\_\_\_
- 52 \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_  
Initials BUYER and SELLER acknowledge they have read this page  
BUYER BUYER SELLER SELLER





169 **HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

170 (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based  
171 Paint and/or Lead-Based Paint Hazards, form #2049.)

- 172 (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?  Yes  No
- 173 (2) Are you aware if it has ever been covered or removed?  Yes  No
- 174 (3) Are you aware if the property has been tested for lead?  Yes  No If "Yes", please give date performed, type of test and test  
175 results \_\_\_\_\_
- 176 (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

177  
178 (b) Asbestos Materials

- 179 (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,  
180 pipe wrap, etc.?  Yes  No
- 181 (2) Are you aware of any asbestos material that has been encapsulated or removed?  Yes  No
- 182 (3) Are you aware if the property has been tested for the presence of asbestos?  Yes  No If "Yes", please give date performed,  
183 type of test and test results \_\_\_\_\_
- 184 (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

185  
186 (c) Mold

- 187 (1) Are you aware of the presence of any mold on the property?  Yes  No
- 188 (2) Are you aware of anything with mold on the property that has ever been covered or removed?  Yes  No
- 189 (3) Are you aware if the property has ever been tested for the presence of mold?  Yes  No If "Yes", please give date performed,  
190 type of test and test results \_\_\_\_\_
- 191 (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

192  
193 (d) Radon

- 194 (1) Are you aware if the property has been tested for radon gas?  Yes  No If "Yes", please give date performed, type of test  
195 and test results \_\_\_\_\_
- 196 (2) Are you aware if the property has ever been mitigated for radon gas?  Yes  No If "Yes", please provide the date and name  
197 of the person/company who did the mitigation \_\_\_\_\_

198 (e) Methamphetamine

199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of  
200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?  
201  Yes  No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain \_\_\_\_\_

202  
203 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)

204 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property?  Yes  No  
205 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such  
206 information.

207  
208 **Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**

209 (g) Radioactive or Hazardous Materials

210 Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive  
211 material or other hazardous material?  Yes  No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge  
212 in writing. Please provide such information, including a copy of such report, if available.

213  
214 (h) Other Environmental Concerns

215 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),  
216 electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?  Yes  No If "Yes", please  
217 explain

218  
219 **SURVEY AND ZONING**

- 220 (a) Are you aware of any shared or common features with adjoining properties?  Yes  No
- 221 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?  Yes  No
- 222 (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)?  Yes  No
- 223 (d) Do you have a survey of the property?  Yes  No (If "Yes", please attach) Does it include all existing improvements on the  
224 property?  Yes  No
- 225 (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?  Yes  No
- 226 (f) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

227  
\_\_\_\_\_/\_\_\_\_\_  
**BUYER BUYER**      **Initials BUYER and SELLER acknowledge they have read this page**      **SELLER SELLER**

228 **INSURANCE**

229 Are you aware of any claims that have been filed for damages to the property?  Yes  No If "Yes", please provide the following  
230 information: date of claim, description of claim, repairs and/or replacements completed \_\_\_\_\_  
231 \_\_\_\_\_  
232 \_\_\_\_\_  
233 \_\_\_\_\_

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 100 years. The Seller has occupied the property from Dec 2018 to 2024.
- 236 (b) Has the property been continuously occupied during the last twelve months?  Yes  No If "No", please explain \_\_\_\_\_  
237 \_\_\_\_\_
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or  
239 any other required governmental authority?  Yes  No If "Yes", please explain \_\_\_\_\_  
240 \_\_\_\_\_
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county?  Yes  No If "Yes", please  
242 explain \_\_\_\_\_
- 243 (e) Is the property designated as a historical home or located in a historic district?  Yes  No If "Yes", please explain \_\_\_\_\_  
244 \_\_\_\_\_
- 245 (f) Is property tax abated?  Yes  No Expiration date \_\_\_\_\_ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property?  Yes  No If "Yes" please explain \_\_\_\_\_  
247 \_\_\_\_\_
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?  Yes  No **(If "Yes", please attach)**
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?  Yes  No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor?  Yes  No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property?  Yes  No
- 252 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?  Yes  No
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above \_\_\_\_\_  
254 \_\_\_\_\_

255 **Additional Comments:**

256 Ceiling fan in living room does not work. Receiver component needs to be replaced.  
257 Ice maker in refrigerator does not work.  
258 Outlet on the floor in the upstairs bedroom does not work.  
259 \_\_\_\_\_  
260 \_\_\_\_\_

261 Seller attaches the following document(s): Documentation of roof repair and furnace replacement.

\_\_\_\_\_/\_\_\_\_\_  
**BUYER BUYER**      **Initials BUYER and SELLER acknowledge they have read this page**      M      M  
**SELLER SELLER**

262 **SELLER'S ACKNOWLEDGEMENT:**

263 Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge.  
264 Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and  
265 their licensees to furnish a copy of this statement to prospective Buyers.

266	<small>Signed by:</small> <u>Matthew Creacy</u>	9/4/2024		<small>Signed by:</small> <u>Nicole Creacy</u>	9/5/2024		8:41
267	SELLER SIGNATURE	DATE		SELLER SIGNATURE	DATE		
268	<b>Matthew Creacy</b>			<b>Nicole Creacy</b>			
269	Seller Printed Name			Seller Printed Name			

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's  
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in  
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information  
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker  
275 is not an expert at detecting or repairing physical defects in property.

276	_____			_____			
277	BUYER SIGNATURE	DATE		BUYER SIGNATURE	DATE		
278	_____			_____			
279	Buyer Printed Name			Buyer Printed Name			