This document has legal consequences. 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 # 2091 01/20

# SELLER'S DISCLOSURE STATEMENT

located in Note: If Buyer's being co guarante	be completed by SELLER concerning 5732 Goener Ave, St. Louis, MO 63116 ted in the municipality of (if incorporated), County of St louis e: If Seller knows or suspects some condition which might lower the value of the property being	(Property Address)
located in Note: If Buyer's being co guarante	ted in the municipality of	()
Buyer's being co guarante	y If Sallar knows or suspects some condition which might lower the value of the property being	<b>City</b> , Missouri.
being co guarante	. If sener knows of suspects some condition which hight lower the value of the property being	g sold or adversely affect
guarante	er's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer i	in evaluating the property
-	g considered. Real estate brokers and agents involved in the sale do not inspect the property for	defects, and they cannot
TO SEL	antee the accuracy of the information in this form.	
IC DEL	SELLER: Your truthful disclosure of the condition of your property gives you the best protection	on against future charges
that you	you violated your legal obligation to Buyer by concealing a material defect(s), lead-based	
	hamphetamine production or storage and/or any other disclosure required by law. Your knowledg	
	ownership may be relevant. In the case of a material defect, for example, if information that yo	
•	istent pattern of a problem not completely remedied, such information should be included in the	
	eve full and honest disclosure. Your answers or the answers you fail to provide, either way, may	
	after the closing of the sale. This questionnaire should help you meet your disclosure obligation	• •
	cts of your property. If you know of or suspect some condition which would substantially lower t	
	air the health or safety of future occupants, or otherwise affect Buyer's decision to buy your prope	
-	and of this form to describe that condition.	erty, then use the space at
	BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO	
	NTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, the	
	osure statement, will provide for what is to be included in the sale. So, if you expect certain items,	
	ided, you must specify them in the contract. Since these disclosures are based on the Seller's know	
	there are, in fact, no problems with the property simply because the Seller is not aware of them.	
	er are not warranties of the condition of the property. Thus, you should condition your offer on a	
	property. You may also wish to obtain a home protection plan/warranty. Due to the variety of	
	lucts, and arrangements Buyer should contact appropriate party to determine insurance coverage <b>n</b>	
Conditio	ditions of the property that you can see on a reasonable inspection should either be taken into acco	ount in the purchase price
or you s	ou should make the correction of these conditions by the Seller a requirement of the sale contract.	
SUBDIV	DIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (	if applicable)
(a) Dev	Development Name	
(b) Con		
	Type of Property: (check all that apply) [] Single-Family Residence [] Multi-Family [] Condomin	ium [] Townhome
	[_] Villa [] Co-Op	
(c) Mar	Mandatory Assessment: #1\$per: [] month [] quar	ter [] half-year [] year
Mar	Mandatory Assessment: #1       \$per: [_] month [_] quar         Mandatory Assessment: #2       \$per: [_] month [_] quar	ter ] half-year ] year
	Mandatory Assessment(s) include:	·
· · ·	[] entrance sign/structure [] street maintenance [] common ground [] snow removal of common	area
	snow removal specific to this dwelling [ ] landscaping of common area [ ] landscaping specific to	
	[] clubhouse [] pool [] tennis court [] exercise area [] reception facility [] water [] sewer	
	[] doorman [] cooling [] heating [] security[] elevator [] other common facility	··
	assigned parking space(s): how many identified as some insurat	nce ] real estate taxes
	[ ] other specific item(s):	
	Exterior Maintenance of this dwelling covered by Assessment:	
ل [] مەن (مەن	Ontional Assessment(s)/Membership(s): Please explain	
e) Opti	Optional Assessment(s)/Membership(s): Please explain	
e) Opti		
(e) Option $\overline{Are}$	Are you aware of any existing or proposed special assessments? [] Yes [] No	
(e) Opti (f) Are (g) Are	Are you aware of any existing or proposed special assessments? [_] Yes [_] No Are you aware of any special taxes and/or district improvement assessments? [_] Yes [_] No	
<ul> <li>(e) Option</li> <li>(f) Are</li> <li>(g) Are</li> <li>(h) Are</li> </ul>	Are you aware of any existing or proposed special assessments? [] Yes [] No Are you aware of any special taxes and/or district improvement assessments? [] Yes [] No Are you aware of any condition or claim which may cause an increase in assessment or fees? [] Yes []	
(e) Option (f) $\overline{\text{Are}}$ (g) $\overline{\text{Are}}$ (h) $\overline{\text{Are}}$ (i) $\overline{\text{Are}}$	Are you aware of any existing or proposed special assessments? [_] Yes [_] No Are you aware of any special taxes and/or district improvement assessments? [_] Yes [_] No Are you aware of any condition or claim which may cause an increase in assessment or fees? [_] Yes [_ Are you aware of any material defects in any common or other shared elements? [_] Yes [_] No	
(f) Opti (f) Are (g) Are (h) Are (i) Are (j) Are	Are you aware of any existing or proposed special assessments? [_] Yes [_] No Are you aware of any special taxes and/or district improvement assessments? [_] Yes [_] No Are you aware of any condition or claim which may cause an increase in assessment or fees? [_] Yes [_ Are you aware of any material defects in any common or other shared elements? [_] Yes [_] No Are you aware of any existing indentures/restrictive covenants? [_] Yes [_] No	
(e) Opti (f) $\overline{\text{Are}}$ (g) $Are$ (h) $Are$ (i) $Are$ (j) $Are$ (k) $Are$	Are you aware of any existing or proposed special assessments? [] Yes [] No Are you aware of any special taxes and/or district improvement assessments? [] Yes [] No Are you aware of any condition or claim which may cause an increase in assessment or fees? [] Yes [ Are you aware of any material defects in any common or other shared elements? [] Yes [] No Are you aware of any existing indentures/restrictive covenants? [] Yes [] No Are you aware of any violation of the indentures/restrictions by yourself or by others? [] Yes [] No	
(e) Opti (f) $\overline{\text{Are}}$ (g) $Are$ (h) $Are$ (i) $Are$ (j) $Are$ (k) $Are$ (l) $Is th$	Are you aware of any existing or proposed special assessments? [] Yes [] No Are you aware of any special taxes and/or district improvement assessments? [] Yes [] No Are you aware of any condition or claim which may cause an increase in assessment or fees? [] Yes [ Are you aware of any material defects in any common or other shared elements? [] Yes [] No Are you aware of any existing indentures/restrictive covenants? [] Yes [] No Are you aware of any violation of the indentures/restrictions by yourself or by others? [_] Yes [] No Is there a recorded street/road maintenance agreement? [_] Yes [_] No	_] No
(e) Opti (f) $\overline{\text{Are}}$ (g) $Are$ (h) $Are$ (i) $Are$ (j) $Are$ (k) $Are$ (l) $Is th$	Are you aware of any existing or proposed special assessments? [] Yes [] No Are you aware of any special taxes and/or district improvement assessments? [] Yes [] No Are you aware of any condition or claim which may cause an increase in assessment or fees? [] Yes [ Are you aware of any material defects in any common or other shared elements? [] Yes [] No Are you aware of any existing indentures/restrictive covenants? [] Yes [] No Are you aware of any violation of the indentures/restrictions by yourself or by others? [] Yes [] No	_] No

Docusig	n Envelope ID: 0FF6E4C7-8710-4E	D1-9E08-2FA8AF364EC2	
53	UTILITIES		
54	<u>Utility</u>	<u>Current Provider</u>	
55	Gas/Propane: <u>spire</u>		if Propane, is tank [] Owned [] Leased
56			
57 58	Water: <u>City of St Loui</u> Sewer: <u>MSD</u>		
59	Trash: <u>City of St Louis</u>		
60			
61	Internet: AT&T broadband		
62	Phone:		
63	HEATING, COOLING AND	VENTILATING (Seller is not agreeing th	at all items checked are being offered for sale.)
64		Forced Air [_] Hot Water Radiators [_] Ste	
65		ectric [X] Natural Gas [] Propane [] Fu	
66			indow/Wall (Number of window units)
67	(d) Areas of house not served	by central heating/cooling: N/A	
68 69			er [] Attic Fan [ <u>x</u> ] Other: <u>solar Panels</u> section? [_] Yes [x] No If "Yes", please explain
70	(1) Are you aware of any proc	ients of repairs needed with any item in this	
70	(g) Other details:		
72	FIREPLACE(S)		
73		Burning [ ] Vented Gas Logs [ ] Vent Free G	as Logs [] Wood Burning Stove [] Natural Gas [] Propane
74	(b) Type of flues/venting:		
75		vented for wood burning and vented gas logs	s) Number of fireplace(s) <u>1</u> Location(s) <u>living room</u>
76	[ ] Non Functional: Num	ber of fireplace(s) Location(s)	Please explain
77	(c) Are you aware of any prob	elems or repairs needed with any item in this	section? [] Yes [] No If "Yes", please explain
78	Fireplace t	o be sold as-1s	
79		TURES AND EQUIPMENT; POOL/SPA/I	
80		c [X] Natural Gas [] Propane [] Tankle	ess [_] Other:
81	(b) Ice maker supply line: $\begin{bmatrix} x \end{bmatrix}$	Yes [] No	
82 83	<ul> <li>(c) Jet Tub: [_] Yes [x] No</li> <li>(d) Swimming Pool/Spa/Hot 7</li> </ul>		
83 84		80, Pool/Spa/Pond/Lake Addendum to Sell	er's Disclosure Statement)
85		Yes [X] No If yes, date of last backflow	
86			tem? [X] Yes [] No If "Yes", please explain
87			Fridgerator.
88		n Form #2165, Septic/Well Addendum To S	-
89		r drinking water? [X] Public [] Commun	
90	(b) If Public, identify the util	ity company: <u>St Louis City</u>	
91			X] No [] Owned [] Leased/Lease Information
92			g the quality or source of water or any components such as
93		es [X] No If "Yes", please explain	
94			ell Addendum To Seller's Disclosure Statement)
95 06		ge system to which the house is connected?	x] Public [] Private [] Septic [] Aerator [] Other
96 97	If other please explain	tem? [] Yes [X] No If "Yes", is it in good	working condition? [] Ves [] No
97 98		tor system last serviced? $N/A$	
99			relating to the sewerage system? [ ] Yes [ X ] No
100	If "Yes", please explain		
101	APPLIANCES (Seller is not a	greeing that all items checked are being o	ffered for sale.)
102			top [ ] Oven [ ] Built-in Microwave Oven
103	[X] Dishwasher [_] Gart	age Disposal [] Trash Compactor [] Wi	red smoke alarms [X] Electric dryer (hook up)
104		tercom System [] Central Vacuum System	[_] Other
105		ent: [x] Natural Gas [] Propane	1
106			arbecue [] Water heater [] Tankless Water Heater
107 108	[X] Gas dryer (hook up) [ (c) Other Equipment: [ ] TV	Other Antenna [ X ] Cable Wiring [ X ] Phone Wiri	ing [X] Network/Data Wiring
108		Opener(s) Number of controls $[X]$ Findle with	
110			n:
	_ , ,		

111		Satellite Dish Owned Lased/Lease Information:
112		Electronic Pet Fence System       Number of Collars:       Other:
113	(d)	[] Satellite Dish [_] Owned [_] Leased/Lease Information:         [] Electronic Pet Fence System       Number of Collars:         Are you aware of any items in this section in need of repair or replacement?       [] Yes [x] No If "Yes", please explain
114		
115	EL	ECTRICAL
116		
117		be of service panel: [_] Fuses [X] Circuit Breakers [_] Other: Type of wiring: [X] Copper [ ] Aluminum [ ] Knob and Tube [ ] Unknown
		Are you aware of any problems or repairs needed in the electrical system? [_] Yes [X] No If "Yes", please explain
118 119	(0)	Are you aware of any problems of repairs needed in the electrical system? [] res [X] No II res , please explain
	DO	
120		OF, GUTTERS AND DOWNSPOUTS
121	(a)	What is the approximate age of the roof? <u>10</u> Years. Documented? [_] Yes [x] No
122	(b)	Has the roof ever leaked during your ownership? [X] Yes [] No If "Yes" please explain
123		Small leak in the front room due t. chimney/
124	(c)	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? [X] Yes [] No If "Yes",
125		please explain we had the leak repaired in 2021
126	(d)	Are you aware of any problems with the roof, gutters or downspouts? [_] Yes [x] No If "Yes", please explain
127		
128	CO	NSTRUCTION
129	(a)	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,
130	( )	decks/porches or other load bearing components? [_] Yes [X] No If "yes" please describe in detail
131		
132	(b)	Are you aware of any repairs to any of the building elements listed in (a) above? [x] Yes [] No If "Yes", please describe the
133	(-)	location, extent, date and name of the person/company who did the repair or control effort
134		
135	(c)	Are you aware that any of the work in (b) above was completed without required permits? [x] Yes [] No
136		List all significant additions, modifications, renovations, & alterations to the property during your ownership:
130	(u)	Fence installed in 2020
137	(a)	Were required permits obtained for the work in (d) above? [x] Yes [] No
139		SEMENT AND CRAWL SPACE (Complete only if applicable)
140		Sump pit Sump pit and pump
141	(b)	Type of foundation: [X] Concrete [] Stone [] Cinder Block [] Wood
142	(c)	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? [_] Yes [X] No If "Yes", please
143		describe in detail
144		
145		
146	(d)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
146 147	(d)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? [_] Yes [x] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
146 147 148	(d)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
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146 147 148	PE	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? [] Yes [x] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort
146 147 148 149	PES (a)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?         [_] Yes [x] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort         STS OR TERMITES/WOOD DESTROYING INSECTS         Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? [_] Yes [x] No
146 147 148 149 150	PES (a)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? [] Yes [x] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort
146 147 148 149 150 151	PE9 (a) (b)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?         [_] Yes [X] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort         STS OR TERMITES/WOOD DESTROYING INSECTS         Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? [_] Yes [X] No         Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? [_] Yes [X] No
146 147 148 149 150 151 152	PES (a) (b) (c)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?         [_] Yes [X] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort         STS OR TERMITES/WOOD DESTROYING INSECTS         Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? [_] Yes [X] No         Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? [_] Yes [X] No         Is your property currently under a warranty contract by a licensed pest/termite control company? [_] Yes [X] No
146 147 148 149 150 151 152 153 154	PES (a) (b) (c) (d)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?         Yes [x] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort        STS OR TERMITES/WOOD DESTROYING INSECTS         Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? [] Yes [x] No         Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? [] Yes [x] No         Is your property currently under a warranty contract by a licensed pest/termite control company? [] Yes [x] No         Are you aware of any pest/termite control reports for the property? [] Yes [X] No
146 147 148 149 150 151 152 153 154 155	PES (a) (b) (c) (d) (e)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?         Yes [x] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort        STS OR TERMITES/WOOD DESTROYING INSECTS         Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? [] Yes [x] No         Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? [] Yes [x] No         Is your property currently under a warranty contract by a licensed pest/termite control company? [] Yes [x] No         Are you aware of any pest/termite control reports for the property? [] Yes [x] No         Are you aware of any pest/termite control reports for the property? [] Yes [x] No
146 147 148 149 150 151 152 153 154 155 156	PES (a) (b) (c) (d) (e)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?         Yes [x] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort        STS OR TERMITES/WOOD DESTROYING INSECTS         Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? [] Yes [x] No         Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? [] Yes [x] No         Is your property currently under a warranty contract by a licensed pest/termite control company? [] Yes [x] No         Are you aware of any pest/termite control reports for the property? [] Yes [X] No
146 147 148 149 150 151 152 153 154 155 156 157	PES (a) (b) (c) (d) (e) (f)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?        Yes [X] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort         STS OR TERMITES/WOOD DESTROYING INSECTS         Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? [] Yes [X] No         Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? [_] Yes [X] No         Is your property currently under a warranty contract by a licensed pest/termite control company? [_] Yes [X] No         Are you aware of any pest/termite control reports for the property? [_] Yes [X] No         Are you aware of any pest/termite control treatments to the property? [_] Yes [X] No         Are you aware of any pest/termite control treatments to the property? [_] Yes [X] No         Please explain any "Yes" answers you gave in this section
146 147 148 149 150 151 152 153 154 155 156 157 158	PES (a) (b) (c) (d) (c) (d) (e) (f) SO	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?         [_] Yes [X] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort
146 147 148 149 150 151 152 153 154 155 156 157 158 159	PES (a) (b) (c) (d) (e) (f) SOI (a)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?         [_] Yes [X] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort
146 147 148 149 150 151 152 153 154 155 156 157 158 159 160	PES (a) (b) (c) (d) (e) (f) SOI (a)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?         Yes [X] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort
146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161	PES (a) (b) (c) (d) (e) (f) SO (a) (b)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?        Yes [X] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort
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146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165	PES (a) (b) (c) (d) (e) (f) SOI (a) (b) (c)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166	PES (a) (b) (c) (d) (c) (d) (c) (d) (c) (d)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?          Yes [X] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effor         STS OR TERMITES/WOOD DESTROYING INSECTS         Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? [ Yes [X] No         Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? [ Yes [X] No         Are you aware of any pest on the property caused by pests or termites/wood destroying insects? [ Yes [X] No         Are you aware of any pest/termite control reports for the property? [ Yes [X] No         Are you aware of any pest/termite control treatments to the property? [ Yes [X] No         Please explain any "Yes" answers you gave in this section         LAND DRAINAGE         Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property? [ Yes [X] No         Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g. retention ponds, rain gardens, sand filters, permeable pavement) [ Yes [X] No
$146 \\ 147 \\ 148 \\ 149 \\ 150 \\ 151 \\ 152 \\ 153 \\ 154 \\ 155 \\ 156 \\ 157 \\ 158 \\ 159 \\ 160 \\ 161 \\ 162 \\ 163 \\ 164 \\ 165 \\ 166 \\ 167 \\ 167 \\ 167 \\ 167 \\ 167 \\ 160 \\ 160 \\ 167 \\ 160 \\ 100 $	PES (a) (b) (c) (d) (c) (d) (c) (d) (c) (d)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166	PES (a) (b) (c) (d) (c) (d) (c) (d) (c) (d)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?Yes [X] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort

5732 Goener Ave

169 170		ZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
170	(a)	Paint and/or Lead-Based Paint Hazards, form #2049.)
172		<ol> <li>(1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? [ ] Yes [ x ] No</li> </ol>
172		(1) Are you aware of the presence of any read nazards (such as paint, water suppry lines, etc.) of the property $[\_]$ res $[\underline{x}]$ to (2) Are you aware if it has ever been covered or removed? $[]$ Yes $[x]$ No
175		<ul> <li>(2) Are you aware in it has ever been covered of removed: [] res [X] No</li> <li>(3) Are you aware if the property has been tested for lead? [] Yes [X] No If "Yes", please give date performed, type of test and test</li> </ul>
174		results
176		(4) Please explain any "Yes" answers you gave in this section
177	(1)	
178	(b)	Asbestos Materials
179 180		<ol> <li>Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.? [_] Yes [X] No</li> </ol>
181		(2) Are you aware of any asbestos material that has been encapsulated or removed? [] Yes [X] No
182 183		(3) Are you aware if the property has been tested for the presence of asbestos? [_] Yes [X] No If "Yes", please give date performed, type of test and test results
184 185		(4) Please explain any "Yes" answers you gave in this section
185	(c)	Mold
187	(0)	(1) Are you aware of the presence of any mold on the property? [ ] Yes [ X] No
188		<ul> <li>(1) The you aware of any first of any first of the property first (2) Are you aware of anything with mold on the property that has ever been covered or removed? [ ] Yes [ X ] No</li> </ul>
189		<ul> <li>(2) The you aware of anything with more on the property that has ever been covered of removed. [1] Tes [X] to</li> <li>(3) Are you aware if the property has ever been tested for the presence of mold? [1] Yes [X] No If "Yes", please give date performed,</li> </ul>
190		
191		type of test and test results         (4) Please explain any "Yes" answers you gave in this section
192		
192	(d)	Radon
194	(u)	(1) Are you aware if the property has been tested for radon gas? [_] Yes [X] 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 [x] No If "Yes", please provide the date and name
197		of the person/company who did the mitigation
198	(e)	Methamphetamine
199 200 201		Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of a person convicted <u>of a crime</u> related to methamphetamine or a derivative controlled substance related thereto? [ ] Yes [ X ] 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) Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? [ ] Yes [ X ] No
204 205 206 207		If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such information.
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 [X] 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 [x] No If "Yes", please
217		explain
218		
219	SU	RVEY AND ZONING
220		Are you aware of any shared or common features with adjoining properties? [ ] Yes [ x ] No
221		Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? [] Yes [x] No
222		Is any portion of the property located within the 100-year flood hazard area (flood plain)? [ ] Yes [ x ] No
223		Do you have a survey of the property? []] Yes [X] No (If "Yes", please attach) Does it include all existing improvements on the
223	(4)	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 [ X ] No
225		Please explain any "Yes" answers you gave in this section
220	(1)	
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259 260

MI	SCELLANEOUS
	The approximate age of the residence is 100 years. The Seller has occupied the property from Dec 2018 to 2024
	Has the property been continuously occupied during the last twelve months? [_] Yes [_] No If "No", please explain
(c)	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire dist any other required governmental authority? [] Yes [X] No If "Yes", please explain
	Is the property located in an area that requires any specific disclosure(s) from the city or county? [_] Yes [X] No If "Yes", explain
	explain
(f)	Is property tax abated? [] Yes [x] No Expiration date Attach documentation from taxing autho
(g)	Are you aware of any pets having been kept in or on the property? [_] Yes [X] No If "Yes" please explain
(h)	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? [_] Yes [X] No (If "Yes", please atta
(i)	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? [X] Yes [] No
(j)	Are you aware if carpet has been laid over a damaged wood floor? [_] Yes [X] No
	Are you aware of any existing or threatened legal action affecting the property? [] Yes [X] No
	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? [] Yes [X
(m)	Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above

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

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## 262 SELLER'S ACKNOWLEDGEMENT:

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

266 267	Signed by: Matthew (nacy SELLERCSIGNATURE	9/4/2024   DATE	6:00, PM PDT Michi-Unau SELLER®SIGNATURE	9/5/2024   8:41 DATE		
268 269	Matthew Creacy Seller Printed Name		Nicole Creacy Seller Printed Name			

### 270 BUYER'S ACKNOWLEDGEMENT:

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

6				
7	BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE
'8				
9	Buyer Printed Name		Buyer Printed Name	