Docusign Envelope ID: 7F40B186-82FE-4FAD-8194-634B123B47BE Inits document has regar 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

100	be completed by SELLER concerning <u>10 Strafford Dr.</u> (Property Address) located			
in th	e municipality of <u>St. Peters</u> 63376 if incorporated), County of <u>St. Charles</u> , Missouri			
Note	e: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affec			
	er's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property			
bein	g considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they canno			
	rantee the accuracy of the information in this form.			
Ю	SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charge			
	you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for			
	hamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to			
	r ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some			
	istent pattern of a problem not completely remedied, such information should be included in this disclosure in order to			
	eve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences			
	i after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover al			
	ects of your property. If you know of or suspect some condition which would substantially lower the value of the property			
	air the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space a			
	end of this form to describe that condition.			
	BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY			
	NTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this			
	losure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipmen			
	uded, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sur			
	there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the			
	er are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection o			
	property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements			
	lucts, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.			
~	onditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price			
or y	ou should make the correction of these conditions by the Seller a requirement of the sale contract.			
or yo SUB (a)	ou should make the correction of these conditions by the Seller a requirement of the sale contract. BDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable) Development Name <u>Saint Peters Hills Subdivision</u>			
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or yo SUB (a) (b) (c) (d) (e) (f) (g) (h) (i) (j)	ou should make the correction of these conditions by the Seller a requirement of the sale contract. BDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable) Development Name <u>Saint Peters Hills Subdivision</u> Contact Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome Villa Co-Op Mandatory Assessment: #1\$per: month quarter half-year year Mandatory Assessment: #2\$per: month quarter half-year year Mandatory Assessment: #2\$per: month quarter half-year year Mandatory Assessment: #1\$per: month quarter half-year year Mandatory Assessment: #2\$per: month quarter half-year year Mandatory Assessment: #2			
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53	UTI	ILITIES		
54	Utili		<u>Current Provider</u>	
55		/Propane: <u>Spire</u>		if Propane, is tank □Owned □Leased
56				
57	Water: <u>City of Saint Peters</u>			
58	Sewer: <u>City of Saint Peters</u>			
59	Iras	^{sh:} <u>City of Saint Peters</u>		
60	Recy	ycle: <u>City of Saint Peters</u>		
61	Inter	rnet: <u>Gateway</u>		
62	Pho	ne: N/A		
63	HEA	ATING, COOLING AND VENTIL	ATING (Seller is not agreeing that all items cl	hecked are being offered for sale.)
64	(a)	Heating Equipment: 🛛 Forced Air	□ Hot Water Radiators □ Steam Radiators □ R	adiant 🛛 Baseboard
65	(b)	Source of heating: Electric Na	atural Gas 🗆 Propane 🗆 Fuel Oil 🗖 Other	
66	(c)	Type of air conditioning: 🛛 Centra	al Electric D Central Gas D Window/Wall (Nu	umber of window units)
67	(d)	Areas of house not served by centra		
68	(e)	Additional: Humidifier Electro	onic Air Filter 🗖 Media Filter 🛛 Attic Fan 🛛 Oth	ier:
69	(f)	Are you aware of any problems or a	repairs needed with any item in this section? \Box Y	Zes
70				
71	(g)	Other details:		
72	FIR	EPLACE(S)		
73	(a)		□Vented Gas Logs □Vent Free Gas Logs □W	ood Burning Stove Natural Gas Propane
74	(b)	Type of flues/venting:		F
75	()		vood burning and vented gas logs) Number of firepl	lace(s)1 Location(s) Family Room
76			place(s) Location(s) Please explain	() <u> </u>
77	(c)		repairs needed with any item in this section? \Box Ye	es
78	()		1 2	
79	DI I	IMPING SVSTEM FIXTURES A	ND EQUIPMENT; POOL/SPA/POND/LAKE	
80	(a)		Gas DPropane DTankless DOther:	
81	(a) (b)	Ice maker supply line: 🖾 Yes		
82	(0) (c)	Jet Tub: 🗆 Yes 🖾 No		
83	(c) (d)	Swimming Pool/Spa/Hot Tub:	Ves 🕅 No	
84	(u)		/Spa/Pond/Lake Addendum to Seller's Disclos	ure Statement)
85	(e)		No If yes, date of last backflow device inspection	
86	(c) (f)		repairs needed in the plumbing system? \Box Yes	
80 87	(1)	Are you aware of any problems of I		

88			2165, Septic/Well Addendum to Seller's Disclo	
89			water? \square Public \square Community \square Well \square Othe	r(explain)
90		If Public, identify the utility compared	ny: <u>City of Saint Peters</u> ner purification system? □Yes ᡌNo □Owned □	
91	(c)			
92 02	(d)		ating to the water system including the quality o	
93			Yes", please explain	
94	SEV		sts, attach Form #2165, Septic/Well Addendun	
95	(a)		m to which the house is connected? \square Public \square	Private \Box Septic \Box Aerator \Box Other
96		If "Other" please explain		
97	(b)	Is there a sewerage lift system? \Box	Yes 🖾 No If "Yes", is it in good working conditi	on? 🗆 Yes 🗆 No
98	(c)	When was the septic/aerator system	n last serviced?	
99	(d)	Are you aware of any leaks, backu	ps, open drain lines or other problems relating to	the sewerage system? \Box Yes \Box No
100		If "Yes", please explain <u>Back Flo</u>	w Valve Installed(2005) w/ prior own	ers, no problems or issues since
101	APF	PLIANCES (Seller is not agreeing t	that all items checked are being offered for sal	e.)
102	(a)		ent: 🛛 Electric Stove/Range/Cook top 🖾 Oven	
103	. /	☑ Dishwasher ☑ Garbage D	isposal 🛛 Trash Compactor 🗖 Wired	smoke alarms Electric dryer (hook up)
104		☑ Ceiling Fan(s) □ Intercom Svs	tem 🗆 Central Vacuum System 🛛 🗆 Other	
105	(b)	Gas Appliances & Equipment:		
106	、 <i>/</i>		top 🗖 Exterior Lights 🗖 Barbecue 🖾 Water hea	ater 🗖 Tankless Water Heater
107				
108	(c)	Other Equipment: TV Antenna		
109		Electric Garage Door Opener(s)	Number of controls 1 ed □ Leased /Lease information:	
110		□ Security Alarm System □ Owned	ed 🗆 Leased /Lease information:	
				Initial Initial Page 2 of 6

	□ Satellite Dish □ Owned □ Leased/LeaseInformation: □ Electronic Pet Fence System Number of Collars: □ Other:
(d)	Are you aware of any items in this section in need of repair or replacement? \Box Yes \Box No If "Yes", please explain
ELI	CTRICAL
	e of service panel:
(a)	Type of wiring: Copper CAluminum CKnob and Tube CUnknown
(b)	
RO	DF, GUTTERS AND DOWNSPOUTS
(a)	What is the approximate age of the roof? <u>8</u> Years. Documented? ⊠Yes □No
(b)	Has the roof ever leaked during your ownership? □Yes ⊠No If "Yes" please explain
(c)	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? A Yes No If "Yes"
	please explain Prev. owners replaced in 2016 after hail storm, new gutters+guards & downspouts,
(d)	Are you aware of any problems with the roof, gutters or downspouts? □Yes ⊠No If "Yes", please explain
CO	
(a)	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction
(a)	decks/porches or other load bearing components? ⊠Yes □No If "Yes" please describe in detail Foundation walls pierec
	per Woods Basement System in 04/2018, sump pump, trench and front porch 2006, transfer warrant
(h)	Are you aware of any repairs to any of the building elements listed in (a) above? \Box Yes \Box No If "Yes", please describe the
(b)	
	location, extent, date and name of the person/company who did the repair or control effort
(c)	Are you aware that any of the work in (b) above was completed without required permits? Yes INo
(d)	List all significant additions, modifications, renovations, & alterations to the property during your ownership: Deck, Kitche
. ,	alcove remodel 2021, Primary Suite Bath,
(e)	Were required permits obtained for the work in (d) above? □Yes ⊠No
BAS	EMENT AND CRAWL SPACE (Complete only if applicable)
(a)	Sump pit Sump pit and pump
(b)	Type of foundation: ⊠Concrete □Stone □Cinder Block □Wood
(c)	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? □Yes ⊠No If "Yes", plea
	describe in detail Repairs were addressed with previous owner in 2018, no water or wetness since
(d)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
(u)	\square Yes \square No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
	effort Repaired with previous owners in 2018 with Woods Basement System - transferrable warranty
PES	TS OR TERMITES/WOOD DESTROYING INSECTS
(a)	Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? Yes No
(b)	Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? 🗆 Yes 🖾 No
(c)	Is your property currently under a warranty contract by a licensed pest/termite control company? Yes No
	Are you aware of any pest/termite control reports for the property? Yes No
· /	Are you aware of any pest/termite control treatments to the property? Yes No
(f)	Please explain any "Yes" answers you gave in this section
SOI	L AND DRAINAGE
	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? \Box Yes \Box No
	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
()	property? \Box Yes \boxtimes No
(c)	Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affe
()	the property? \Box Yes \Box No
(d)	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are priva
. /	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 🖾 No
(e)	Please explain any "Yes" answers you gave in this section

169 HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS 170 (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosur

	Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
	Paint and/or Lead-Based Paint Hazards, form #2049.)
	 Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? □ Yes ☑ No Are you aware if it has ever been covered or removed? □ Yes ☑ No
	(2) Are you aware if the property has been tested for lead? \Box Yes \Box No If "Yes", please give date performed, type of test and test
	results (4) Please explain any "Yes" answers you gave in this section
(h)	Asbestos Materials
	(1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,
	pipe wrap, etc.? □ Yes ⊠ No
	(2) Are you aware of any asbestos material that has been encapsulated or removed? Yes No
	(3) Are you aware if the property has been tested for the presence of asbestos? □Yes 🖾 No If "Yes", please give date performed,
	type of test and test results (4) Please explain any "Yes" answers you gave in this section
(c)	Mold
· ·	(1) Are you aware of the presence of any mold on the property? □ Yes ⊠ No
	(2) Are you aware of anything with mold on the property that has ever been covered or removed? \Box Yes \boxtimes No
	(3) Are you aware if the property has ever been tested for the presence of mold? 🗆 Yes 🖾 No If "Yes", please give date performed,
	type of test and test results (4) Please explain any "Yes" answers you gave in this section
(d)	Radon
	(1) Are you aware if the property has been tested for radon gas? \square Yes \square No If "Yes", please give date performed, type of test
	and test results <u>test performed 04/2020 for purchase inspection, Radon Pipe installed per agreement</u>
	 (2) Are you aware if the property has ever been mitigated for radon gas? ⊠ Yes □ No If "Yes", please provide the date and name of the person/company who did the mitigation 04/2020 Radon Pipe installed to mitigate, no issue since
(e)	Methamphetamine
(-)	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 ⊠ No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain
(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 ☑ No
	If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such information.
	Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.
(g)	Radioactive or Hazardous Materials
	Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive material or other hazardous material? □ Yes ⊠ No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.
(h)	Other Environmental Concerns
(II)	Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),
	electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? \Box Yes \boxtimes No If "Yes", please explain
SUR	RVEY AND ZONING
	Are you aware of any shared or common features with adjoining properties? Yes No
	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? \Box Yes \boxtimes No
(c)	Is any portion of the property located within the 100-year flood hazard area (flood plain)? Yes No
(d)	Do you have a survey of the property? \Box Yes \boxtimes No (If "Yes", please attach) Does it include all existing improvements on the property? \Box Yes \Box No
(e)	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Tyes No

Page 4 of 6

228 INSURANCE

Are you aware of any claims that have been filed for damages to the property? \Box Yes \boxtimes No If "Yes", please provide the following information: date of claim, description of claim, repairs and/or replacements completed <u>Not during our ownership</u>

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23	2

	SCELLANEOUS		
(a)	The approximate age of the residence is <u>44</u> years. The Seller has occupied the property from <u>2020</u> to <u>2024</u> .		
(b)	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 district or any other required governmental authority? Yes No If "Yes", please explain		
(d)	Is the property located in an area that requires any specific disclosure(s) from the city or county? \Box Yes \boxtimes No If "Yes", please explain		
(e)	Is the property designated as a historical home or located in a historic district? 🗆 Yes 🖾 No If "Yes", please explain		
(f)	Is property tax abated? 🗆 Yes 🖾 No Expiration date Attach documentation from taxing authority.		
(g)	Are you aware of any pets having been kept in or on the property? 🛛 Yes 🗆 No If "Yes" please explain <u>1 dog in last 4 yea</u>		
(h)	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes No (If "Yes", please attach)		
(i)	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Yes No		
(j)	Are you aware if carpet has been laid over a damaged wood floor?		
(k)	Are you aware of any existing or threatened legal action affecting the property? Yes No		
(l)	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? \Box Yes \Box No		
(m)	Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above		

255 Additional Comments:

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261 Seller attaches the following document(s):

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.

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	DocuSigned by:	11/18/2024 14:09 CST David Butters	11/18/2024 13:
267	SELLEBESIGNATURE	DATE SELILER SIGNATURE	DATE
268	Alexa Masters	David Butkus	
269	Seller Printed Name	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.

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