

Page 1 of 6

53 **UTILITIES**

54 **Utility**

Current Provider

55 Gas/Propane: Spire if Propane, is tank ☐ Owned ☐ Leased

56 Electric: Ameren

57 Water: City of Saint Peters

58 Sewer: City of Saint Peters

59 Trash: City of Saint Peters

60 Recycle: City of Saint Peters

61 Internet: Gateway

62 Phone: N/A

63 **HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)**

64 (a) Heating Equipment: ☒ Forced Air ☐ Hot Water Radiators ☐ Steam Radiators ☐ Radiant ☐ Baseboard

65 (b) Source of heating: ☐ Electric ☒ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Other _____

66 (c) Type of air conditioning: ☒ Central Electric ☐ Central Gas ☐ Window/Wall (Number of window units _____)

67 (d) Areas of house not served by central heating/cooling: _____

68 (e) Additional: ☐ Humidifier ☐ Electronic Air Filter ☐ Media Filter ☒ Attic Fan ☐ Other: _____

69 (f) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☒ No If "Yes", please explain _____

70

71 (g) Other details: _____

72 **FIREPLACE(S)**

73 (a) Type of fireplace: ☒ Wood Burning ☐ Vented Gas Logs ☐ Vent Free Gas Logs ☐ Wood Burning Stove ☐ Natural Gas ☐ Propane

74 (b) Type of flues/venting:

75 ☒ Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) 1 Location(s) Family Room

76 ☐ Non-Functional: Number of fireplace(s) _____ Location(s) _____ Please explain _____

77 (c) Are you aware of any problems or repairs needed with any item in this section? ☐ Yes ☒ No If "Yes", please explain _____

78

79 **PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB**

80 (a) Water Heater: ☐ Electric ☒ Natural Gas ☐ Propane ☐ Tankless ☐ Other: _____

81 (b) Ice maker supply line: ☒ Yes ☐ No

82 (c) Jet Tub: ☐ Yes ☒ No

83 (d) Swimming Pool/Spa/Hot Tub: ☐ Yes ☒ No

84 **(If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)**

85 (e) Lawn Sprinkler System: ☐ Yes ☒ No If yes, date of last backflow device inspection certificate: _____

86 (f) Are you aware of any problems or repairs needed in the plumbing system? ☐ Yes ☒ No If "Yes", please explain _____

87

88 **WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)**

89 (a) What is the source of your drinking water? ☒ Public ☐ Community ☐ Well ☐ Other (explain) _____

90 (b) If Public, identify the utility company: City of Saint Peters

91 (c) Do you have a softener, filter or other purification system? ☐ Yes ☒ No ☐ Owned ☐ Leased/Lease Information _____

92 (d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box? ☐ Yes ☒ No If "Yes", please explain _____

93

94 **SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)**

95 (a) What is the type of sewerage system to which the house is connected? ☒ Public ☐ Private ☐ Septic ☐ Aerator ☐ Other

96 If "Other" please explain _____

97 (b) Is there a sewerage lift system? ☐ Yes ☒ No If "Yes", is it in good working condition? ☐ Yes ☐ No

98 (c) When was the septic/aerator system last serviced? _____

99 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? ☒ Yes ☐ No

100 If "Yes", please explain Back Flow Valve Installed(2005) w/ prior owners, no problems or issues since

101 **APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)**

102 (a) Electrical Appliances and Equipment: ☒ Electric Stove/Range/Cook top ☒ Oven ☒ Built-in Microwave Oven

103 ☒ Dishwasher ☒ Garbage Disposal ☐ Trash Compactor ☐ Wired smoke alarms ☒ Electric dryer (hook up)

104 ☒ Ceiling Fan(s) ☐ Intercom System ☐ Central Vacuum System ☐ Other _____

105 (b) Gas Appliances & Equipment: ☐ Natural Gas ☐ Propane

106 ☐ Oven ☐ Gas Stove/Range/Cook top ☐ Exterior Lights ☐ Barbecue ☒ Water heater ☐ Tankless Water Heater

107 ☐ Gas dryer (hook up) ☐ Other _____

108 (c) Other Equipment: ☐ TV Antenna ☒ Cable Wiring ☒ Phone Wiring ☒ Network/Data Wiring

109 ☒ Electric Garage Door Opener(s) Number of controls 1

110 ☐ Security Alarm System ☐ Owned ☐ Leased /Lease information: _____

_____/_____
BUYER BUYER

Initial Initial
Initial Initial
_____/_____
SELLER SELLER

- 111 ☐ Satellite Dish ☐ Owned ☐ Leased/Lease Information: _____
- 112 ☐ Electronic Pet Fence System Number of Collars: _____ ☐ Other: _____
- 113 (d) Are you aware of any items in this section in need of repair or replacement? ☐ Yes ☐ No If "Yes", please explain _____
- 114 _____

115 **ELECTRICAL**

- 116 Type of service panel: ☐ Fuses ☒ Circuit Breakers ☐ Other: _____
- 117 (a) Type of wiring: ☐ Copper ☐ Aluminum ☐ Knob and Tube ☐ Unknown
- 118 (b) Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No If "Yes", please explain _____
- 119 _____

120 **ROOF, GUTTERS AND DOWNSPOUTS**

- 121 (a) What is the approximate age of the roof? 8 Years. Documented? ☒ Yes ☐ No
- 122 (b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No If "Yes" please explain _____
- 123 _____
- 124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ☒ Yes ☐ No If "Yes",
- 125 please explain Prev. owners replaced in 2016 after hail storm, new gutters+guards & downspouts,
- 126 (d) Are you aware of any problems with the roof, gutters or downspouts? ☐ Yes ☒ No If "Yes", please explain _____
- 127 _____

128 **CONSTRUCTION**

- 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 ☐ No If "Yes" please describe in detail Foundation walls pierced
- 131 per Woods Basement System in 04/2018, sump pump, trench and front porch 2006, transfer warranty
- 132 (b) Are you aware of any repairs to any of the building elements listed in (a) above? ☐ 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? ☐ Yes ☒ No
- 136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: Deck, Kitchen
- 137 alcove remodel 2021, Primary Suite Bath,
- 138 (e) Were required permits obtained for the work in (d) above? ☐ Yes ☒ No

139 **BASEMENT AND CRAWL SPACE (Complete only if applicable)**

- 140 (a) ☒ Sump pit ☒ Sump pit and pump
- 141 (b) Type of foundation: ☒ Concrete ☐ Stone ☐ Cinder Block ☐ Wood
- 142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? ☐ Yes ☒ No If "Yes", please
- 143 describe in detail Repairs were addressed with previous owner in 2018, no water or wetness since
- 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?
- 147 ☒ Yes ☐ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
- 148 effort Repaired with previous owners in 2018 with Woods Basement System - transferrable warranty
- 149 _____

150 **PESTS OR TERMITES/WOOD DESTROYING INSECTS**

- 151 (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? ☐ Yes ☒ No
- 152 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? ☐ Yes ☒ No
- 153 (c) Is your property currently under a warranty contract by a licensed pest/termite control company? ☐ Yes ☒ No
- 154 (d) Are you aware of any pest/termite control reports for the property? ☐ Yes ☒ No
- 155 (e) Are you aware of any pest/termite control treatments to the property? ☐ Yes ☒ No
- 156 (f) Please explain any "Yes" answers you gave in this section _____
- 157 _____

158 **SOIL AND DRAINAGE**

- 159 (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? ☐ Yes ☒ No
- 160 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
- 161 property? ☐ Yes ☒ No
- 162 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect
- 163 the property? ☐ Yes ☒ No
- 164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
- 165 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
- 166 e.g. retention ponds, rain gardens, sand filters, permeable pavement) ☐ Yes ☒ No
- 167 (e) Please explain any "Yes" answers you gave in this section _____
- 168 _____

HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

- (a) 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.)
- (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? ☐ Yes ☒ No
- (2) Are you aware if it has ever been covered or removed? ☐ Yes ☒ No
- (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 results _____
- (4) Please explain any "Yes" answers you gave in this section _____
- (b) 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? ☐ Yes ☒ 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? ☒ Yes ☐ No If "Yes", please give date performed, type of test and test results test performed 04/2020 for purchase inspection, Radon Pipe installed per agreement
- (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 of a crime 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
- 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.? ☐ Yes ☒ No If "Yes", please explain _____

SURVEY AND ZONING

- (a) Are you aware of any shared or common features with adjoining properties? ☐ Yes ☒ No
- (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? ☐ Yes ☒ 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? ☐ Yes ☒ No (If "Yes", please attach) Does it include all existing improvements on the property? ☐ Yes ☐ No
- (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? ☐ Yes ☒ No
- (f) Please explain any "Yes" answers you gave in this section _____

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 Not during our ownership
231 _____
232 _____
233 _____

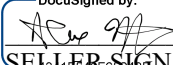
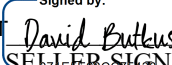
234 **MISCELLANEOUS**
235 (a) The approximate age of the residence is 44 years. The Seller has occupied the property from 2020 to 2024.
236 (b) Has the property been continuously occupied during the last twelve months? ☒ Yes ☐ No If "No", please explain _____
237 _____
238 (c) Is the property located 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 1 dog in last 4 years
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 _____
257 _____
258 _____
259 _____
260 _____

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.
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	<div>DocuSigned by: </div>	11/18/2024 14:09 CST	266	<div>Signed by: </div>	11/18/2024 13:00 CST
267	<div>SELLER SIGNATURE</div>	DATE	267	<div>SELLER SIGNATURE</div>	DATE
268	<div>Alexa Masters</div>		268	<div>David Butkus</div>	
269	<div>Seller Printed Name</div>		269	<div>Seller Printed Name</div>	

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			276		
277	<div>BUYER SIGNATURE</div>	DATE	277	<div>BUYER SIGNATURE</div>	DATE
278			278		
279	<div>Buyer Printed Name</div>		279	<div>Buyer Printed Name</div>	