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Form # 2091 01/25

SELLER'S DISCLOSURE STATEMENT

Property Address : 3885 Olde Mill Dr.

Byrnes Mill MO 63051

Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

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

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

STATUTORY DISCLOSURES Note: The following information, if applicable to the property, is required by federal or state la		e	
disclosed to prospective buyers. Local laws and ordinances may require additional disclosu			
LEAD-BASED PAINT	YES	NO	UNK
Is there a residential dwelling on the property built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.		X	
МЕТНАМРНЕТАМІЛЕ	YES	NO	UNK
Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.		X	
Please explain any "Yes" answers you gave in this section:			
WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)	YES	NO	UNK
Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.		×	

UNK=Unknown

Please explain any "Yes" answers you gave in this section:					
RADIOACTIVE OR HAZARDOUS MATERIALS	YES	NO	UNK		
Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such		x			
knowledge in writing. Please provide such information, including a copy of such report, if available.		×]		
Please explain any "Yes" answers you gave in this section:					
ADDITIONAL DISCLOSURES					
Lead-Based Paint	YES	NO	UNK		
Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?		Х			
Are you aware if it has ever been covered or removed?		Х			
Are you aware if the property has been tested for lead?		X			
Please explain any "Yes" answers you gave in this section including test date, type of test and results:					
Radon	YES	NO	UNK		
Are you aware if the property has been tested for radon gas?		X			
Are you aware if the property has ever been mitigated for radon gas?		x			
Please explain any "Yes" answers you gave in this section:					
Mold	YES	NO	UNK		
Are you aware of the presence of any mold on the property?		X			
Are you aware of anything with mold on the property that has ever been covered or removed?		X			
Are you aware if the property has ever been tested for the presence of mold?		X			
Please explain any "Yes" answers you gave in this section:					
Asbestos Materials	YES	NO	UNK		
Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation,					
ceiling, flooring, pipe wrap, etc.?		X			
Are you aware of any asbestos material that has been encapsulated or removed?		X			
Are you aware if the property has been tested for the presence of asbestos?		Х			
Please explain any "Yes" answers you gave in this section:					
Other Environmental Concerns	YES	NO	UNK		
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,		x			
etc.? Please explain any "Yes" answers you gave in this section:					
Please explain any "Yes" answers you gave in this section:					
SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMEN	T (if ap	plicab	le)		
Development Name Olde Mill Estates		•			
Contact NameJenni SmithPhone # 314-852-6062					
Type of Property (check all that apply) 🗌 Single Family 🗌 Multi-Family 🗌 Condominium 🗌 Townhome			Co-op		
Mandatory Assessment #1 \$ 400-500 per Monthly Quarterly Semi-Annual			Other		
Mandatory Assessment #2	Ann	ual	Other		
Mandatory Assessment(s) include:					
snow removal common area \Box landscaping of common area \Box landscaping specific to dwelling \Box reception facility					
\square show removal common area \square handscaping of common area \square fandscaping specific to dwennig \square reception facinty \square clubhouse \square pool \square tennis court \square exercise area \square water \square sewer \square trash removal \square doorman \square cooling \square heating					
□ security □ elevator □ some insurance □ real estate taxes □ other common facility					
assigned parking space(s): how many identified as					
other specific item(s):			<u> </u>		
Dwelling exterior maintenance covered by Assessment:	D 0 0	7			
UNK=Unknown/ Initials BUYER and SELLER acknowledge they have read this page/	Page 2 of	/			
BUYER BUYER SELLER SEL	LER				

						YES	NO	UNK
	of any existing or proposed spe						X	
Are you aware	of any special taxes and/or distr	ict improvement asse	ssments?				Χ	
Are you aware of any condition or claim which may cause an increase in assessment or fees?					Х			
Are you aware of any material defects in any common or other shared elements?						Х		
	of any existing indentures/restri						X	
	of any violation of the indentur		self or by others?	1			X	
	ded driveway/street/road mainte		~				X	
	way/street/road that is not main		ty? If so, please e	xplain in des	scription.		X	
	any "Yes" answers you gave in		2 71	•	•			
1	, , , ,							
		UTILIT	IES					
Services	Services Current Provider Phone #					A	wg Mo	onthly
		.1	I none "				Co	st
Propane				🗌 Owne	ed 🗌 Lease	d		
Gas								
Electric								
Water								
Sewer								
Trash								
Recycle								
Internet								
Phone								
	· · · · · · · · · · · · · · · · · · ·	TILATION AND C	OOLING ("HVA	AC") SYSTI	EMS			
Type of Heatin								
Zone 1: Age	Brand					eo-Ther		Other
Zone 2: Age	Brand	□ Forced Air □	Heat Pump 🗌 Ra	diant 🗌 Bas	seboard 🗆 Ge	eo-Ther	mal	Other
	Heating Equipment:							
Zone 1:		Natural Gas			el Oil 🛛 Sol		Other	
Zone 2:		Natural Gas	Electric Pro	opane 🗌 Fu	el Oil 🗌 Sol	ar 🗌 🤇	Other	
Type of Air Co	nditioner:							
Zone 1: Age	Brand	Central Electri			Wall (# of Un)	Other
Zone 2: Age	Brand	Central Electri	c 🗌 Central Gas	□ Window/	Wall (# of Un		_/	Other
						YES	NO	UNK
2	of any problems or issues with	21	system?				X	
Do you have any existing maintenance agreements in place?						X		
	of the home not covered by cent						X	
person/compa	o the last service/repair made ny who did the work and cost any "Yes" or "Other" answers y			e in uetan t	ne scope of v	, OI K, U	att, 11	une 01
		FIREPLACE	C(S)			YES	NO	UNK
Location 1: R	oom:			nal and prop	erly vented?			
	/pe: X Wood Burning Gas	 Logs 🛛 Natural Gas			· · · · ·			
	oom:				erly vented?	_		
	/pe: Wood Burning Gas	 Logs 🛛 Natural Gas			·····			
Location 3: R		<u> </u>			erly vented?	_	_	_
	/pe: 🗌 Wood Burning 🗌 Gas	 Logs 🛛 Natural Gas			· · · · ·			
	of any problems or repairs need							
	any "Yes" or "No" answers you						<u> </u>	
	,							
PLUMBING SYSTEM, FIXTURES AND EQUIPMENT								
Plumbing System: Copper PVC PEX Galvanized Other:								
Water Heater 1		Tank Size:	Gas	□ Electric	Propane	Tank	less	Other
Water Heater 2		Tank Size:	Gas		□ Propane			
	~				Initial	Page 3 of		
UNK=Unkno	wn/_ Initials	BUYER and SELLER ac	knowledge they have	e read this page		uge 5 01	,	
	BUYER BUYER		- •	• 0	SELLER SEL	IFD		

	YES	NO	UNK
Does the property have an ice-maker supply line?	X		
Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.		X	
Are you aware of any problems or repairs needed in the plumbing system?		X	
Does property have a Swimming Pool/Spa/Hot Tub? (If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)		X	
Please explain any "Yes" or "Other" answers you gave in this section:			
Trease explain any res of Other answers you gave in this section.			
WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Stat	ement)		
What is the source of your drinking water? 🛛 Public 🗌 Community 🗌 Well 🗌 Other	,		
If well, when was the water last tested? Is test documented? Yes or No. If yes, please provide	de docu	imenta	tion.
Do you have a water softener? Yes or No. If yes, is it Owned or Leased. If leased, provide lessor at			
	YES	NO	UNK
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?		X	
Please explain any "Yes" answers you gave in this section and water softener lease information if applicable :			
Trease explain any Tes' answers you gave in this section and water solitener rease information in applicable.			
SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclo	sure St	tateme	nt)
What is the type of sewerage system to which the house is connected? 🛛 Public 🗆 Private 🗆 Septic 🗆 Ae			
If Other, please explain:			
If septic/aerator, when was system last serviced?			
	YES	NO	UNK
Is there a sewerage lift system?			X
Is there a sewerage grinder system?			X
Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?			X
Please explain any "Yes" answers you gave in this section:			
ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)			
Type of Service Panel(s):			
Panel 1: Amps Brand Circuit Breakers Fuses Other			
Panel 1: AmpsBrandCircuit BreakersFusesOtherPanel 2: AmpsBrandCircuit BreakersFusesOther			
Panel 1: AmpsBrandCircuit BreakersFusesOtherPanel 2: AmpsBrandCircuit BreakersFusesOtherPanel 3: AmpsBrandCircuit BreakersFusesOther			· · · · · · · · · · · · · · · · · · ·
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FOUNDATION			
Type of Foundation: X Concrete Cinder Block Stone Wood Other:			
	YES	NO	UNK
Are you aware of any problems or issues with foundation?		X	
Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof		X	
construction, decks/porches or other load bearing components?		Δ	
Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space		X	
or slab?			
Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor		х	
or garage?) [
Are you aware of any repairs to any of the building elements listed above?		X	N
Were required permits obtained for any repairs described above?			<u>X</u>
Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the perso	on/com	pany w	/no aia
the repair or control effort:			
BASEMENT AND CRAWL SPACE (Complete only if applicable)	YES	NO	UNK
Is the home equipped with a sump pit?			X
Is the home equipped with a sump pump?			X
Are you aware of any issues with sump pit(s) & pump(s)?			X
Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?			
			X
Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?			Х
Please explain any "Yes" answers you gave in this section:			
rease explain any res answers you gave in this section:			
ROOF, GUTTERS AND DOWNSPOUTS	YES	NO	UNK
What is the approximate age of the roof? Is it documented? If yes, please provide documentation.			X
Are you aware of any active leaks to the roof?			X
Has the roof ever leaked during your ownership?			X
Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?			X
Are you aware of any problems with the roof, gutters or downspouts?			X
Does the property have multiple layers of roofing currently installed on any portion of the property?			X
Please explain any "Yes" answers you gave in this section and attach any documentation:			
Thease explain any Tes' answers you gave in this section and attach any documentation.			
PESTS/TERMITES/WOOD DESTROYING INSECTS	YES	NO	UNK
Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and			
improvements?		Х	
Are you aware of any uncorrected damage to the property caused by above?		Х	
Are you aware of any control reports for the property?		Х	
Are you aware of any control treatments to the property?		Х	
Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when		¥	[
does it expire and what is the renewal costs?		X	
Please explain any "Yes" answers you gave in this section:			
	_		
SOIL AND DRAINAGE	YES	NO	UNK
Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?		X	
Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may		х	
affect the property?		^	
Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property		N	
or that may affect the property?		Х	
Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property?			
(BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement		Х	
with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable pavement)			
Please explain any "Yes" answers you gave in this section:			

SURVEY AND ZONING					UNK
Do you have a survey of the property? If yes, please attach.				Х	
Does the survey include all existing improvements on the property?					Х
Are you aware of any shared or common features with adjoining pro	perties?			Х	
Are you aware of any rights of way, unrecorded easements, or encroa	achments, w	which affect the property?		Х	
Is any portion of the property located within the 100-year flood hazar	rd area (floo	od plain)?			X
Are you aware of any violations of local, state, or federal laws/regulations property?	ulations, in	cluding zoning, relating to t	he	X	
Please explain any "Yes" answers you gave in this section:					<u> </u>
INSURANCI	E		YES	NO	UNK
Are you aware of any claims that have been filed for damages to the etc.)				X	
If "Yes," please provide the following information for each claim: da	te of claim,	description of claim, repair	s and/or re	olacem	ents
completed.					
APPLIANCES/E0					
(Seller is not agreeing that all items are being of					
Range/Stove	\square N/A	Age	Gas		lectric
Oven	\square N/A	Age	Gas		lectric
Cooktop	\square N/A	Age	Gas		lectric
Outdoor Grill	\square N/A	Age	Gas		lectric
Dryer Hookup	□ N/A		Gas		lectric
Built in Microwave	□ N/A	Age			
Built in Refrigerator	□ N/A □ N/A	Age			
Dishwasher					
Garbage Disposal	□ N/A	Age			
Trash Compactor	□ N/A	Age			
Electric Pet Fence	□ N/A	# of collars			
Gas Powered Exterior Lights	□ N/A	# of lights			
Security System/Cameras	□ N/A		Owned		Leased
			YES	NO	UNK
Are you aware of any items in this section in need of repair or replace	ement?			X	
Please explain any "Yes" answers you gave in this section:					
MISCELLANEOUS					UNK
Has the property been continuously occupied during the last twelve n			X		
Is the property located in an area that requires any compliant conservation, fire district or any other required governmental authority		on(s) including municipali	ty,		X
Is the property located in an area that requires any specific disclosure(s) from the city or county?					X
Is the property designated as a historical home or located in a historic district?					
Is property tax abated? If yes, attach documentation from taxing authority.					
Are you aware of any pets having been kept in or on the property?					
Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?					X
Are you aware of any inoperable windows or doors, broken thermal s				X	
Are you aware if carpet has been laid over a damaged wood floor?	,	ØØ ·		X	
Are you aware of any existing or threatened legal action affecting the property?				X	
Are you aware of any consent required of anyone other than the sign property?		his form to convey title to t	he 🗌	X	
property.					L

ADDITIONAL COMMENTS					
Diana Gulotta, Power of Attorney for seller has never occupied the property and this form is					
Completed to the best of her knowledge.					

Seller attaches the following document(s): _____

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.

Signed by: Diana Gulotta	3/21/2025 13:25 PDT		
SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
Diana Gulotta	Power of Attorney for		
<u>William Grebel</u>			
Seller Printed Name		Seller Printed Name	

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.

BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE
Buyer Printed Name		Buyer Printed Name	