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Approved by Counsel for St. Louis REALTORS®

Form # 2091

01/25

Property Address : 228 waterford Crystal Dr. Dardenne Prairie MO 63368

**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.

**Note: The following information, if applicable to the property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.**

| 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|   |                          |                                     |                          |
| METHAMPHETAMINE   | 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.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. <b>Note: If Seller checks “Yes,” Buyer may be assuming liability to the State for any remedial action at the property.</b>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**UNK=Unknown**

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|   | YES                      | NO                                  | UNK                      |
|---|--------------------------|-------------------------------------|--------------------------|
| Are you aware of any existing or proposed special assessments?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Are you aware of any special taxes and/or district improvement assessments?                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Are you aware of any condition or claim which may cause an increase in assessment or fees?                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Are you aware of any material defects in any common or other shared elements?                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Are you aware of any existing indentures/restrictive covenants?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Are you aware of any violation of the indentures/restrictions by yourself or by others?                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is there a recorded driveway/street/road maintenance agreement?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Please explain any "Yes" answers you gave in this section:

#### UTILITIES

| Services | Current Provider | Phone # |  | Avg Monthly Cost |
|----------|------------------|---------|--|------------------|
| Propane  |                  |         | <input type="checkbox"/> Owned <input type="checkbox"/> Leased |                  |
| Gas      | Spire            |         |  |                  |
| Electric | Cuivre River     |         |  |                  |
| Water    | PWSD 2           |         |  |                  |
| Sewer    | Duckett Creek    |         |  |                  |
| Trash    | Grace Hauling    |         |  |                  |
| Recycle  | Grace Hauling    |         |  |                  |
| Internet | Gateway          |         |  |                  |
| Phone    |                  |         |  |                  |

#### HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:

Zone 1: Age 15 Brand Lennex ☒ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other

Zone 2: Age Brand ☐ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other

Fuel Source of Heating Equipment:

Zone 1: ☒ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other

Zone 2: ☐ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other

Type of Air Conditioner:

Zone 1: Age 15 Brand Lennex ☐ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units: ) ☐ Other

Zone 2: Age Brand ☐ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units: ) ☐ Other

|   | YES                                 | NO                                  | UNK                      |
|---|-------------------------------------|-------------------------------------|--------------------------|
| Are you aware of any problems or issues with any part of the HVAC system? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Do you have any existing maintenance agreements in place?                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Are any areas of the home not covered by central heating /cooling?        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost:**

5/5 Scott Lee performed Annual Spring inspection

Please explain any "Yes" or "Other" answers you gave in this section:

#### FIREPLACE(S)

|  | YES                                 | NO                                  | UNK                      |
|--|-------------------------------------|-------------------------------------|--------------------------|
| Location 1: Room: Living Room Functional and properly vented?<br>Type: <input checked="" type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Location 2: Room: Functional and properly vented?<br>Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK                        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| Location 3: Room: Functional and properly vented?<br>Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK                        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| Are you aware of any problems or repairs needed with any item in this section?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Please explain any "Yes" or "No" answers you gave in this section:

#### PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

|   |
|---|
| Plumbing System: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> PVC <input type="checkbox"/> PEX <input type="checkbox"/> Galvanized <input type="checkbox"/> Other:   |
| Water Heater 1: Age: New Location: Basement Tank Size: 50 <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other |
| Water Heater 2: Age: Location: Tank Size: <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other                            |

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Initials BUYER and SELLER acknowledge they have read this page

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| FOUNDATION   |   |                                     |                                     |
|--|---|-------------------------------------|-------------------------------------|
| Type of Foundation:  | <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Cinder Block <input type="checkbox"/> Stone <input type="checkbox"/> Wood <input type="checkbox"/> Other: |                                     |                                     |
|  | YES   | NO                                  | UNK                                 |
| Are you aware of any problems or issues with foundation?   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components?   | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Are you aware of any repairs to any of the building elements listed above?   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Were required permits obtained for any repairs described above?  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person/company who did the repair or control effort:<br>House was shifting, Perma Jack installed piers in 2010 to fix it & calked cracks. They also mud jacked driveway & front porch. There are stress cracks in basement floor I have patched, garage floor has minor cracks |   |                                     |                                     |
| <b>BASEMENT AND CRAWL SPACE (Complete only if applicable)</b>  | YES   | NO                                  | UNK                                 |
| Is the home equipped with a sump pit?  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Is the home equipped with a sump pump?   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Are you aware of any issues with sump pit(s) & pump(s)?  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Please explain any "Yes" answers you gave in this section:   |   |                                     |                                     |
| <b>ROOF, GUTTERS AND DOWNSPOUTS</b>  | YES   | NO                                  | UNK                                 |
| What is the approximate age of the roof? Is it documented? If yes, please provide documentation.   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Are you aware of any active leaks to the roof?   | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Has the roof ever leaked during your ownership?  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Are you aware of any problems with the roof, gutters or downspouts?  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Does the property have multiple layers of roofing currently installed on any portion of the property?  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Please explain any "Yes" answers you gave in this section and attach any documentation:<br>Roof replaced twice due to hail, last time in 2016  |   |                                     |                                     |
| <b>PESTS/TERMITES/WOOD DESTROYING INSECTS</b>  | YES   | NO                                  | UNK                                 |
| Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?   | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Are you aware of any uncorrected damage to the property caused by above?   | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Are you aware of any control reports for the property?   | <input type="checkbox"/>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Are you aware of any control treatments to the property?   | <input type="checkbox"/>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?   | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Please explain any "Yes" answers you gave in this section:<br>Termites discovered on inspection for ants by Micks in 2010, just starting, they eliminated them & Sentricon system installed. Yearly inspection since with no return by Pointe Pest Control who bought Micks  |   |                                     |                                     |
| <b>SOIL AND DRAINAGE</b>   | YES   | NO                                  | UNK                                 |
| Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?   | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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 with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable pavement)  | <input type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Please explain any "Yes" answers you gave in this section:   |   |                                     |                                     |

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