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Form # 2091

UNK=Unknown

01/25

SELLER'S DISCLOSURE STATEMENT

| Property Address: | 228 Waterford Cr | vstal Dr. | Dardenne Prairie | MO | 63368 |
|---------------------|------------------|----------------|-----------------------|----|-------|
| Troperty riddress . | LLO MACCITOTA CI | , 5 ca : 5 : 1 | Dai aciiic i i aii ic | | 03300 |

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 law to be | | | | | |
| disclosed to prospective buyers. Local laws and ordinances may require additional disclosur | es. | | | | |
| 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 | | V | | | |
| Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by | | X | | | |
| Seller and any involved real estate licensee(s) and given to any potential buyer. | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| 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 | | X | | | |
| thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing. | | | | | |
| 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 | | X | | | |
| property. | | | | | |

| | | | Initial | Initial Page 1 of 7 |
|-------|-------|--|---------|---------------------|
| | / | Initials BUYER and SELLER acknowledge they have read this page | GM 1 | M |
| BUYER | BUYER | | SELLER | SEL LER |

| 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 | | | |
| 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? | | X | |
| Are you aware if it has ever been covered or removed? | | X | |
| 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: | | | |
| | | | |
| | | | |
| M.II | MEG | NO | TINITZ |
| 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: | | | |
| | | | |
| CURRIVISION CONDOMINIUM VII I A CO OR OR OTHER SHARED COST DEVELORMENT | C (if on | nliaah | 10) |
| SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT Development Name waterford Crossing | . (п ар | рисав | ie) |
| Development Name Waterford Crossing Contact Name Chris Cochran Phone # 636-299-2841 | | | |
| Type of Property (check all that apply) \(\overline{\chi}\) Single Family \(\overline{\chi}\) Multi-Family \(\overline{\chi}\) Condominium \(\overline{\chi}\) Townhome | | lla 🗆 | Со-ор |
| Mandatory Assessment #1 \$\frac{150}{2} \text{per} \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | | | Other |
| | ∧ Aiiii | uai _ | Other |
| Mandatory Assessment(s) include: | Δnn | பவி ⊟ | |
| Wandatory Assessment(s) include: | ☐ Ann | ual 🗌 | Other |
| | ☐ Ann | ual 🗌 | Other |
| ☐ entrance sign/structure ☐ street maintenance ☐ common ground ☐ snow removal specific to dwelling | | | Other |
| □ entrance sign/structure □ street maintenance □ common ground □ snow removal specific to dwelling □ snow removal common area □ landscaping of common area □ landscaping specific to dwelling □ recept | ion fac | ility | |
| □ entrance sign/structure □ street maintenance □ common ground □ snow removal specific to dwelling □ snow removal common area □ landscaping of common area □ landscaping specific to dwelling □ recept □ clubhouse □ pool □ tennis court □ exercise area □ water □ sewer □ trash removal □ doorman □ of | ion fac | ility □ he | eating |
| □ entrance sign/structure □ street maintenance □ common ground □ snow removal specific to dwelling □ snow removal common area □ landscaping of common area □ landscaping specific to dwelling □ recept □ clubhouse □ pool □ tennis court □ exercise area □ water □ sewer □ trash removal □ doorman □ or security □ elevator □ some insurance □ real estate taxes □ other common facility □ street maintenance □ real estate taxes □ other common facility □ street maintenance □ real estate taxes □ other common facility □ street maintenance □ real estate taxes □ other common facility □ street maintenance □ real estate taxes □ other common facility □ street maintenance □ real estate taxes □ other common facility □ street maintenance □ real estate taxes □ other common facility □ street maintenance □ real estate taxes □ other common facility □ street maintenance □ street mainten | ion fac | ility □ he | eating |
| □ entrance sign/structure □ street maintenance □ common ground □ snow removal specific to dwelling □ snow removal common area □ landscaping of common area □ landscaping specific to dwelling □ recept □ clubhouse □ pool □ tennis court □ exercise area □ water □ sewer □ trash removal □ doorman □ of | ion fac | ility □ he | eating |

 $\frac{}{\text{BUYER BUYER}} \text{Initials BUYER and SELLER acknowledge they have read this page} \frac{}{\text{SELLER}} \frac{}{\text{Me}^{\text{Daige}}} \frac{2 \text{ of } 7}{\text{SELLER}}$

| | | | | UNK | |
|---|---|--------|---|----------------|--|
| Are you aware of any existing or proposed special assessments? | | | | ONK | |
| Are you aware of any special taxes and/or district improvement assessments? | | | | | |
| Are you aware of any special taxes and of district improvement assessments: Are you aware of any condition or claim which may cause an increase in assessment or fees? | | | | | |
| | of any material defects in any common or other shared elements? | | X | | |
| | of any existing indentures/restrictive covenants? | | X | | |
| | of any violation of the indentures/restrictions by yourself or by others? | | X | | |
| Is there a recor | ded driveway/street/road maintenance agreement? | | X | | |
| Is there a drive | way/street/road that is not maintained by city or county? If so, please explain in description. | | X | | |
| Please explain | any "Yes" answers you gave in this section: | | | | |
| | | | | | |
| | UTILITIES | | | | |
| | | | vg Mo | nthly | |
| Services | Current Provider Phone # | 1 | Co | _ | |
| Propane | □ Owned □ Lease | d | | | |
| 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 Heatin | | | | | |
| Zone 1: Age | | | | Other | |
| Zone 2: Age | Brand | o-The | mal | Other | |
| | Heating Equipment: | | | | |
| Zone 1: | Natural Gas □ Electric □ Propane □ Fuel Oil □ Sola | | Other | | |
| Zone 2: | □ Natural Gas □ Electric □ Propane □ Fuel Oil □ Sola | ır 🗌 (| Other | | |
| Type of Air Co | | 4 | \ | 0.4 | |
| Zone 1: Age Zone 2: Age | | | _/ | Other Other | |
| Zone 2: Age | Brand Central Electric Central Gas Window/Wall (# of Uni | YES | NO | UNK | |
| Are you aware | of any problems or issues with any part of the HVAC system? | | X | | |
| | ny existing maintenance agreements in place? | X | | | |
| | of the home not covered by central heating /cooling? | | X | | |
| | o the last service/repair made to the HVAC system, please describe in detail the scope of w | ork, d | | me of | |
| | ny who did the work and cost: | , | | | |
| | e performed Annual Spring inspection | | | | |
| | | | | | |
| Please explain | any "Yes" or "Other" answers you gave in this section: | | | | |
| | | | | | |
| | | | | | |
| | EIDEDLACE(C) | YES | NO | UNK | |
| Logation 1. D | FIREPLACE(S) oom: Living Room Functional and properly vented? | | NO | UNK | |
| | /pe: X Wood Burning Gas Logs Natural Gas Propane UNK | X | | | |
| Location 2: R | | | | | |
| | /pe: Wood Burning Gas Logs Natural Gas Propane UNK | | | | |
| Location 3: R | | | | | |
| Type: Wood Burning Gas Logs Natural Gas Propane UNK | | | | | |
| Are you aware of any problems or repairs needed with any item in this section? | | | | | |
| | any "Yes" or "No" answers you gave in this section: | | X | | |
| 1 | | | | | |
| | | | | | |
| | PLUMBING SYSTEM, FIXTURES AND EQUIPMENT | | | | |
| Plumbing Syste | | Tank | | | |
| Water Heater 1: Age: New Location: Basement Tank Size: 50 ☐ Gas ☐ Electric ☐ Propane ☐ | | | | Other | |
| Water Heater 2 | : Age: Location: Tank Size: Gas Getectric Propane | Tank | less \square | Other | |

UNK=Unknown

/____Initials BUYER and SELLER acknowledge they have read this page

BUYER BUYER

SELLER

SELLER

SELLER

| | 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: | | | | | |
| | | | | | |
| | | | | | |
| 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 | da daar | | tion. | | |
| Do you have a water softener? Yes or No. If yes, is it Owned or Leased. If leased, provide lessor as | | | | | |
| Do you have a water softener: Tes of X No. If yes, is it \(\text{Owned of } \) Leased. If leased, provide ressor 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: | | | | | |
| Thease explain any Tes answers you gave in this section and water softener lease information if applicable. | | | | | |
| | | | | | |
| SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclo | sure St | tateme | ent) | | |
| What is the type of sewerage system to which the house is connected? ☐ 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? | | <u>^^</u> | | | |
| Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? Please explain any "Yes" answers you gave in this section: | | ^ | | | |
| Prease explain any rest 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 200 Brand Siemens | | | | | |
| Panel 2: Amps Brand Circuit Breakers Fuses Other | | | | | |
| Panel 3: Amps Brand Circuit Breakers Fuses Other | | | | | |
| Type of Wiring: | | | | | |
| Panel 1: X Copper Aluminum UNK Other | | | | | |
| Panel 2: | | | | | |
| Panel 3: | | | | | |
| | YES | NO | UNK | | |
| Are you aware of any problems or repairs needed in the electrical system? | | X | | | |
| Are you aware of any of the panels in services in the property being subject to recall or otherwise out of date? | | X | | | |
| Please explain any "Yes" answers you gave in this section: | | | | | |
| | | | | | |
| CONSTRUCTION | | | | | |
| | rocont | - | | | |
| List all significant additions, modifications, renovations, & alterations to the property during your ownership be | resent | · · | | | |
| Hardwood Floors & Carpet, Cambria Kitchen Countertops added Kitchen cabinets 2014, | | - od d | م داد ۹ | | |
| roofed it, room addition with storage unit below cement patio below deck 2010, rep | | | | | |
| replaced sliding doors 2, replaced Furnace 2009 & AC 2010, Barhroom window replaced | | | | | |
| Water Heater March 2025 | | , | | | |
| | | | | | |
| | YES | NO | UNK | | |
| Were required permits obtained for the work described above? | Х | П | | | |
| Please explain any "No" answers you gave in this section: | | _ | | | |
| Permit was required for deck & room addition, no permits were required for other work | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| FOUNDATION | | | |
|--|-------------------------|---|--------------------|
| Type of Foundation: **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 | | 17 | |
| construction, decks/porches or other load bearing components? | | X | |
| Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space | V | | |
| or slab? | X | | |
| Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor | Q. | | |
| or garage? | X | | |
| Are you aware of any repairs to any of the building elements listed above? | X | | |
| Were required permits obtained for any repairs described above? | | X | |
| Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person | n/com | pany w | ho did |
| the repair or control effort: | - | | |
| House was shifting, Perma Jack installed piers in 2010 to fix it & calked cracks. The contract of the contract | ney a | lso m | ud |
| jacked driveway & front porch. There are stress cracks in basement floor I have pate | ched, | gara | ge |
| floor has minor cracks | | | |
| BASEMENT AND CRAWL SPACE (Complete only if applicable) | YES | NO | UNK |
| Is the home equipped with a sump pit? | Х | | |
| Is the home equipped with a sump pump? | Х | П | |
| 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? | | X | |
| Please explain any "Yes" answers you gave in this section: | | | |
| Trease explain any Tes answers you gave in this section. | | | |
| | | | |
| | | | |
| ROOF, GUTTERS AND DOWNSPOUTS | YES | NO | UNK |
| , , | | | |
| What is the approximate age of the root? Is it documented? If yes, please provide documentation. | Y | | |
| What is the approximate age of the roof? Is it documented? If yes, please provide documentation. Are you aware of any active leaks to the roof? | X | V | |
| Are you aware of any active leaks to the roof? | | X | |
| Are you aware of any active leaks to the roof? Has the roof ever leaked during your ownership? | | X | |
| Are you aware of any active leaks to the roof? Has the roof ever leaked during your ownership? Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? | □ □ X | X X | |
| Are you aware of any active leaks to the roof? Has the roof ever leaked during your ownership? Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Are you aware of any problems with the roof, gutters or downspouts? | | X X X | |
| Are you aware of any active leaks to the roof? Has the roof ever leaked during your ownership? Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Are you aware of any problems with the roof, gutters or downspouts? Does the property have multiple layers of roofing currently installed on any portion of the property? | □ □ X | X X | |
| Are you aware of any active leaks to the roof? Has the roof ever leaked during your ownership? Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Are you aware of any problems with the roof, gutters or downspouts? Does the property have multiple layers of roofing currently installed on any portion of the property? Please explain any "Yes" answers you gave in this section and attach any documentation: | □ □ X | X X X | |
| Are you aware of any active leaks to the roof? Has the roof ever leaked during your ownership? Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Are you aware of any problems with the roof, gutters or downspouts? Does the property have multiple layers of roofing currently installed on any portion of the property? | □ □ X | X X X | |
| Are you aware of any active leaks to the roof? Has the roof ever leaked during your ownership? Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Are you aware of any problems with the roof, gutters or downspouts? Does the property have multiple layers of roofing currently installed on any portion of the property? Please explain any "Yes" answers you gave in this section and attach any documentation: Roof replaced twice due to hail, last time in 2016 | □ □ X | X X X | |
| Are you aware of any active leaks to the roof? Has the roof ever leaked during your ownership? Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Are you aware of any problems with the roof, gutters or downspouts? Does the property have multiple layers of roofing currently installed on any portion of the property? Please explain any "Yes" answers you gave in this section and attach any documentation: Roof replaced twice due to hail, last time in 2016 PESTS/TERMITES/WOOD DESTROYING INSECTS | | X X X X X | |
| Are you aware of any active leaks to the roof? Has the roof ever leaked during your ownership? Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Are you aware of any problems with the roof, gutters or downspouts? Does the property have multiple layers of roofing currently installed on any portion of the property? Please explain any "Yes" answers you gave in this section and attach any documentation: Roof replaced twice due to hail, last time in 2016 PESTS/TERMITES/WOOD DESTROYING INSECTS Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and | | X X X X X | |
| Are you aware of any active leaks to the roof? Has the roof ever leaked during your ownership? Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Are you aware of any problems with the roof, gutters or downspouts? Does the property have multiple layers of roofing currently installed on any portion of the property? Please explain any "Yes" answers you gave in this section and attach any documentation: Roof replaced twice due to hail, last time in 2016 PESTS/TERMITES/WOOD DESTROYING INSECTS Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements? | X | X X X X X | UNK |
| Are you aware of any active leaks to the roof? Has the roof ever leaked during your ownership? Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Are you aware of any problems with the roof, gutters or downspouts? Does the property have multiple layers of roofing currently installed on any portion of the property? Please explain any "Yes" answers you gave in this section and attach any documentation: Roof replaced twice due to hail, last time in 2016 PESTS/TERMITES/WOOD DESTROYING INSECTS Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements? Are you aware of any uncorrected damage to the property caused by above? | X | X X X X X | UNK |
| Are you aware of any active leaks to the roof? Has the roof ever leaked during your ownership? Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Are you aware of any problems with the roof, gutters or downspouts? Does the property have multiple layers of roofing currently installed on any portion of the property? Please explain any "Yes" answers you gave in this section and attach any documentation: Roof replaced twice due to hail, last time in 2016 PESTS/TERMITES/WOOD DESTROYING INSECTS Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements? Are you aware of any uncorrected damage to the property caused by above? Are you aware of any control reports for the property? | X | X X X X X | UNK |
| Are you aware of any active leaks to the roof? Has the roof ever leaked during your ownership? Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Are you aware of any problems with the roof, gutters or downspouts? Does the property have multiple layers of roofing currently installed on any portion of the property? Please explain any "Yes" answers you gave in this section and attach any documentation: Roof replaced twice due to hail, last time in 2016 PESTS/TERMITES/WOOD DESTROYING INSECTS Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements? Are you aware of any uncorrected damage to the property caused by above? Are you aware of any control reports for the property? Are you aware of any control treatments to the property? | X | X X X X X | UNK |
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| SURVEY AND ZONING | | | | NO | UNK |
|---|---------------|---------------------------------|-----------|--------|---------|
| Do you have a survey of the property? If yes, please attach. | | | | | |
| Does the survey include all existing improvements on the property? | | | | X | |
| Are you aware of any shared or common features with adjoining properties? | | | | X | |
| Are you aware of any rights of way, unrecorded easements, or encro | achments, w | which affect the property? | | X | |
| Is any portion of the property located within the 100-year flood haza | ard area (flo | od plain)? | | X | |
| Are you aware of any violations of local, state, or federal laws/reg | gulations, in | cluding zoning, relating to t | he | X | |
| property? | | | | Δ | |
| Please explain any "Yes" answers you gave in this section: Survey made when we bought the house in 1998, impro | vements d | lid not change the hou | se foot | orint | |
| INSURANC | YIF: | | YES | NO | UNK |
| Are you aware of any claims that have been filed for damages to th | | (i.e. most flood fire essent | | ПО | UNK |
| etc.) | | | X | | |
| If "Yes," please provide the following information for each claim: d | ate of claim, | , description of claim, repairs | and/or re | placem | ents |
| completed. | | | | | |
| 2 for hail damage to roof, last 2016 | | | | | |
| | | | | | |
| | | | | | |
| APPLIANCES/E | OHIDMEN | T | | | |
| (Seller is not agreeing that all items are being o | | | abla) | | |
| Range/Stove | □ N/A | Age New | x Gas | ГпБ | lectric |
| Oven | □ N/A | Age | Gas | _ | lectric |
| Cooktop | □ N/A | Age | Gas | | lectric |
| Outdoor Grill | | Age | Gas | | |
| Dryer Hookup | | Age | Gas | _ | lectric |
| Built in Microwave | | Age 12 | _ Gas | | iccurc |
| Built in Refrigerator | | Age | | | |
| Dishwasher | □ N/A | Age 22 | | | |
| Garbage Disposal | □ N/A | Age 6? | | | |
| 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 | 8 | Owned | П | Leased |
| , , | | | YES | NO | UNK |
| Are you aware of any items in this section in need of repair or replace | cement? | | | X | |
| Please explain any "Yes" answers you gave in this section: | | | • | | |
| | | | | | |
| | | | | | |
| MISCELLAN | | | YES | NO | UNK |
| Has the property been continuously occupied during the last twelve | | | X | | |
| Is the property located in an area that requires any complian | | on(s) including municipali | ty, | | X |
| conservation, fire district or any other required governmental authority? | | | | | |
| 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? | | | | X | |
| Is property tax abated? If yes, attach documentation from taxing authority. | | | | | X |
| Are you aware of any pets having been kept in or on the property? | | | | X | Y |
| 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 seals, or cracked/broken glass? | | | | X | |
| Are you aware if carpet has been laid over a damaged wood floor? | | | | X | |
| Are you aware of any existing or threatened legal action affecting the property? | | | | ^ | |
| Are you aware of any consent required of anyone other than the s | igner(s) of t | nis form to convey title to t | he | X | |
| property? | | | | | |

| | ADDITIONAL | COMMENTS | |
|---|---|---|---|
| | | | |
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| | | | |
| | | | |
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| | | | |
| | | | |
| Seller attaches the following document(s |): | | |
| series access the ronowing document(s |)· | | |
| | | | |
| SELLER'S ACKNOWLEDGEMENT: | : | | |
| Seller acknowledges that he has carefully Seller agrees to immediately notify listin their licensees to furnish a copy of this st | g broker in writing of any | changes in the property conditio | |
| — Signed by: Gary Moore 5/19/2 | 025 09:05 CDT | Signed by: Julie Moore | 5/19/2025 09:53 CDT |
| DF0A73DA126E412 SELLER SIGNATURE | DATE | SELLER SIGNATURE | DATE |
| Gary Moore | | Julie Moore | |
| Seller Printed Name | | Seller Printed Name | |
| Seller Trimed Name | | Seriel Trined Name | |
| BUYER'S ACKNOWLEDGEMENT: | | | |
| Buyer acknowledges having received and Disclosure Statement is limited to inform this Seller's Disclosure Statement, and a obtained through the Multiple Listing Ser is not an expert at detecting or repairing | nation of which Seller has a ny other important informatice) by an independent, pu | actual knowledge. Buyer should ation provided by either Seller or rofessional investigation of his ow | verify the information contained in broker (including any information |
| BUYER SIGNATURE | DATE | BUYER SIGNATURE | DATE |
| Buyer Printed Name | | Buyer Printed Name | |