46425138

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SELLER'S DISCLOSURE STATEMENT

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	be completed by SELLER concern						
loca	ated in the municipality of	Villa Ridge	(if in	corporated), C	County of	Franklin	, Missouri.
to b	te: If a Seller knows or suspects some ouy the property, then the Seller need okers and agents involved in the sale of m.	s to disclose it. This s	tatement wi	ll assist a Buyei	r in evaluati	ing the property being c	onsidered. Real estate
you and defe sho may cov hea	THE SELLER: Your truthful disclosur legal obligation to a Buyer by conditor any other disclosure required by ect, for example, if information that all the included in this disclosure in a y have legal consequences, even after er all aspects of your property. If you all the or safety of future occupants, or cribe that condition.	cealing a material del law. Your knowledge you possess indicates order to achieve full a the closing of the sale know of or suspect so	fect(s), lead- e of the prop s some persi and honest o e. This quest ome condition	based paint, us perty prior to y istent pattern of disclosure. You ionnaire should on which would	se as a site : our ownersl of a problen r answers o l help you m l substantial	for methamphetamine hip may be relevant. In not completely remed r the answers you fail theet your disclosure oblilly lower the value of the	production or storage the case of a material ied, such information o provide, either way, gation, but it may not e property, impair the
CO will	THE BUYER: THIS INFORMATION TRACT BETWEEN BUYER AND I provide for what is to be included in tract.	SELLER. If you sign	a contract t	o purchase the	property, th	at contract, and not this	s disclosure statement,
the you insu	ce these disclosures are based on the S Seller is not aware of them. The answar offer on a professional inspection urance, requirements, products, and a additions of the property that you can ke the correction of these conditions by	wers given by the Sell of the property. You arrangements Buyer s see on a reasonable	ler are not v u may also v should conta inspection s	varranties of th wish to obtain act appropriate hould either be	ne condition a home pro party to de	of the property. Thus, otection plan/warranty. termine insurance cover	you should condition Due to the variety of rage needed.
SII	BDIVISION, CONDOMINIUM,	VILLA CO-OPOI	R OTHER	SHARED CO	ST DEVE	I OPMENT (if annlic	eable)
	Development Name Hillview A		KOIIIEK	SHARED CO	JSI DEVE	LOT MENT (II applic	abicj
	Contact					Phone	
	Type of Property: (check all that a ☐ Villa ☐ Co-Op	pply) Single-Fan	nily Resider	nce Multi-	Family \square		
(a)	Mandatory Assessment: #1_Roac	l Faa		¢ 150	,,,,,,,	month □ quarter □	1 half waar 🗗 waar
(0)	Mandatory Assessment: #2					month \square quarter \square 1	_
(4)	Mandatory Assessment(s) include:			⊅	per. ப	month 🗀 quarter 🗀 i	iaii-yeai 🗀 yeai
(u)	□ entrance sign/structure □ sign/structure		Псотто	on ground	Пепом	removal of common a	rea
	snow removal specific to this d			common area		caping specific to this	
	*	e e	1 0			water \square sewer	
	□ doorman □ cooling □ h					common facility	
	☐ assigned parking space(s): how	v many	ident	tified as		some insurance	☐ real estate taxes
	☐ other specific item(s):						
	☐ Exterior Maintenance of this dv	welling covered by A	Assessment:				
(e)	Optional Assessment(s)/Membersl						
(f)	Are you aware of any existing or p	proposed special asse	essments? [Yes N o			
(g)	Are you aware of any special taxes				Yes No	0	
(h)							
(i)	Are you aware of any material def	ects in any common	or other sha	ared elements?			
(j)	Are you aware of any existing inde						
(k)					thers? \square Y	es No	
(l)	Is there a recorded street/road main			•			
(m)	Please explain any "yes" answer ye				e		
	There is an HOA for the from	nt lot that receive	es a road i	ree.		0	

ПТ	ΉТ	11	TIES	1

Uti	
Ga	/Propane: if Propane, is tank □Owned □Leased
Ele Wa	etric:
Sev	rer:
Tra	Sh:
Rec	ycle:
Pho	rnet:ne:
	ATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)
(a)	Heating Equipment: ☐ Forced Air ☐ Hot Water Radiators ☐ Steam Radiators ☐ Radiant ☐ Baseboard
(b)	Source of heating: ☐ Electric ☐ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Other
(c)	Type of air conditioning: ☐ Central Electric ☐ Central Gas ☐ Window/Wall (Number of window units)
	Areas of house not served by central heating/cooling:
	Additional: ☐ Humidifier ☐ Electronic Air Filter ☐ Media Filter ☐ Attic Fan ☐ Other:
(f)	Are you aware of any problems or repairs needed with any item in this section? Yes No If "yes", please explain
(g)	Other details:
FIF	EPLACE(S)
(a)	Type of fireplace: ☐ Wood Burning ☐ Vented Gas Logs ☐ Vent Free Gas Logs ☐ Wood Burning Stove ☐ Natural Gas ☐ Propane
(D)	Type of flues/venting: □ Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s)Location(s)
	□ Non-Functional: Number of fireplace(s) Location(s) Please explain
(c)	Are you aware of any problems or repairs needed with any item in this section? Yes No If "yes", please explain
(0)	Are you aware of any problems of repairs needed with any item in this section: ——————————————————————————————————
PL.	UMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB
	Water Heater: ☐ Electric ☐ Natural Gas ☐ Propane ☐ Tankless ☐ Other:
	Ice maker supply line: Yes No
` '	Jet Tub: ☐ Yes ☐ No
` /	Swimming Pool/Spa/Hot Tub: ☐ Yes ☐ No
()	(If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
(e)	Lawn Sprinkler System: Yes No If yes, date of last backflow device inspection certificate:
	Are you aware of any problems or repairs needed in the plumbing system? Yes No If "yes", please explain
	TER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)
	What is the source of your drinking water? ☐ Public ☐ Community ☐ Well ☐ Other(explain)
(b)	If Public, identify the utility company:
	Do you have a softener, filter or other purification system? ☐ Yes ☐ No ☐ Owned ☐ Leased/Lease Information
(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? \(\subseteq \text{ Yes } \subseteq \text{ No If "yes", please explain } \)
	VERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)
(a)	What is the type of sewerage system to which the house is connected? \square Public \square Private \square Septic \square Aerator \square Other. If other please explain
	Is there a sewerage lift system? ☐ Yes ☐ No If "yes", is it in good working condition? ☐ Yes ☐ No
(c)	When was the septic/aerator system last serviced?
(d)	Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? \square Yes \square No If "yes", please
	explain
	BUYER BUYER Initials BU FER and SELLER acknowledge they have read this page// SELLER SELLER

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APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)
(a) Electrical Appliances and Equipment: ☐ Electric Stove/Range/Cook top ☐ Oven ☐ Built-in Microwave Oven
☐ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor ☐ Wired smoke alarms ☐ Electric dryer (hook up)
☐ Ceiling Fan(s) ☐ Intercom System ☐ Central Vacuum System ☐ Other
(b) Gas Appliances & Equipment: ☐ Natural Gas ☐ Propane
☐ Oven ☐ Gas Stove/Range/Cook top ☐ Exterior Lights ☐ Barbecue ☐ Water heater ☐ Tankless Water Heater
☐ Gas dryer (hook up) ☐ Other
(c) Other Equipment: TV Antenna Cable Wiring Network/Data Wiring
☐ Electric Garage Door Opener(s) Number of controls
☐ Security Alarm System ☐ Owned ☐ Leased /Lease information:
□ 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? Yes No If "yes", please explain
ELECTRICAL
Type of service panel: ☐ Fuses ☐ Circuit Breakers ☐ Other:
(a) Type of wiring: ☐ Copper ☐ Aluminum ☐ Knob and Tube ☐ Unknown
(b) Are you aware of any problems or repairs needed in the electrical system? Yes No If "yes", please explain
ROOF, GUTTERS AND DOWNSPOUTS
(a) What is the approximate age of the roof?Years. Documented? □ Yes □ No
(b) Has the roof ever leaked during your ownership? Yes No If "yes" please explain
// II d
(c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? \square Yes \square No If "yes", please
explain
CONSTRUCTION
(a) 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?
(b) Are you aware of any repairs to any of the building elements listed in (a) above? \(\begin{align*} \Delta \text{ Yes} \\Delta \text{ No} \\ \text{ If "yes", please describe the least in a partial effort.} \end{align*}
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 No
(d) List all significant additions, modifications, renovations, & alterations to the property during your ownership:
(a)
(e) Were required permits obtained for the work in (d) above? Yes No
BASEMENT 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", please describe
in detail

OR TERMITES/WOOD DESTROYING INSECTS e you aware of any pests or termites/wood destroying insects impacting the property and improvements? Yes No e you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? Yes No evour property currently under a warranty contract by a licensed pest/termite control company? Yes No evou aware of any pest/termite control reports for the property? Yes No evou aware of any pest/termite control treatments to the property? Yes No evou aware of any pest/termite control treatments to the property? Yes No evous aware of any pest/termite control treatments to the property? Yes No evous aware of any pest/termite control treatments to the property? Yes No evous aware of any pest/termite control treatments to the property? Yes No evous aware of any pest/termite control treatments to the property? Yes No evous aware of any pest/termite control treatments to the property? Yes No
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Constitution of the state of th
e you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? \(\begin{align*} \Pi \) Yes \(\begin{align*} \Pi \) O
e you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? Yes \(\nabla No\)
e you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the perty? Yes No
e you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater nagement facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
retention ponds, rain gardens, sand filters, permeable pavement)
ase explain any "yes" answers you gave in this section
ad: (Note: Production of lead based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based and 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 Y
results Please explain any "yes" answers you gave in this section
pestos Materials
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
Are you aware of any asbestos material that has been encapsulated or removed? Yes No
Are you aware if the property has been tested for the presence of asbestos?
type of test and test results
Please explain any "yes" answers you gave in this section
1.3
ld Are you aware of the presence of any mold on the property? □ Yes □ No
Are you aware of anything with mold on the property that has ever been covered or removed? \(\begin{align*} \text{Yes} \bigsize \text{No} \\ N
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
Please explain any "yes" answers you gave in this section

(d)	Radon 46425138
()	(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
	(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
(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)	
	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)	
	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
SU	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? Yes No
	Is any portion of the property located within the 100 year flood hazard area (flood plain)? ☐ Yes ☐ No 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
	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Yes No Please explain any "yes" answers you gave in this section
	SURANCE
	e you aware of any claims that have been filed for damages to the property? Yes No If "yes", please provide the following ormation: date of claim, description of claim, repairs and/or replacements completed
—	SCELLANEOUS
(a)	The approximate age of the residence is
(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? \square Yes \square No If "yes", please explain.

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(d)	Is the property locate If "yes", please explain		uires any specific disclos	$ure(s)$ from the city or county? \square	'es □No
(e)	• •		home or located in a histo	oric district? ☐ Yes ☐ No If "yes",	please explain
				Attach docume Yes No If "yes" please explain	
(i) (j) (k) (l)	Are you aware of an Are you aware if car Are you aware of an Are you aware of an	y inoperable window pet has been laid over y existing or threater y consent required o	ws or doors, broken therm er a damaged wood floor ned legal action affecting f anyone other than the si	sing at Seller's expense? Yes Ne al seals, or cracked/broken glass? Yes No the property? Yes No gner(s) of this form to convey title to bove	Yes □ No the property? □ Yes □ No
Ado	ditional comments:	tla knowladgo ab	out this property.		
Sell	er attaches the follow	ving document(s):			
Sell Sell	ler agrees to immedia	the has carefully exa tely notify listing br		that it is complete and accurate to the anges in the property condition. Sellos.	
	Shails	Ann Castle	10 / 04 / 2019		
SEI	LLER SIGNATURE	nn Castle	DATE	SELLER SIGNATURE	DATE
	S	heila Ann Castle			
Sell	ler Printed Name			Seller Printed Name	
BU	YER'S ACKNOWLI	EDGEMENT:			
Dis Sell thro	closure Statement is l ler's Disclosure State	imited to information ment, and any other in ting Service) by an i	n of which Seller has actu important information pro independent, professional	e Statement. Buyer understands that hal knowledge. Buyer should verify the ovided by either Seller or broker (included investigation of his own. Buyer ack	ne information contained in this luding any information obtained
BU	YER SIGNATURE		DATE	BUYER SIGNATURE	DATE
Buy	ver printed Name			Buyer Printed Name	



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