







169 **HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

170 (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based  
171 Paint and/or Lead-Based Paint Hazards, form #2049.)

172 (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?  Yes  No

173 (2) Are you aware if it has ever been covered or removed?  Yes  No

174 (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  
175 results \_\_\_\_\_

176 (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_  
177 \_\_\_\_\_

178 (b) Asbestos Materials

179 (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,  
180 pipe wrap, etc.?  Yes  No

181 (2) Are you aware of any asbestos material that has been encapsulated or removed?  Yes  No

182 (3) Are you aware if the property has been tested for the presence of asbestos?  Yes  No If "Yes", please give date performed,  
183 type of test and test results \_\_\_\_\_

184 (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_  
185 *probable asbestos wrapping of some duct work in basement*

186 (c) Mold

187 (1) Are you aware of the presence of any mold on the property?  Yes  No

188 (2) Are you aware of anything with mold on the property that has ever been covered or removed?  Yes  No

189 (3) Are you aware if the property has ever been tested for the presence of mold?  Yes  No If "Yes", please give date performed,  
190 type of test and test results \_\_\_\_\_

191 (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_  
192 \_\_\_\_\_

193 (d) Radon

194 (1) Are you aware if the property has been tested for radon gas?  Yes  No If "Yes", please give date performed, type of test  
195 and test results \_\_\_\_\_

196 (2) Are you aware if the property has ever been mitigated for radon gas?  Yes  No If "Yes", please provide the date and name  
197 of the person/company who did the mitigation \_\_\_\_\_

198 (e) Methamphetamine

199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of  
200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?

201  Yes  No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain \_\_\_\_\_  
202 \_\_\_\_\_

203 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)

204 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property?  Yes  No  
205 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such  
206 information. \_\_\_\_\_

208 **Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**

209 (g) Radioactive or Hazardous Materials

210 Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive  
211 material or other hazardous material?  Yes  No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge  
212 in writing. Please provide such information, including a copy of such report, if available. \_\_\_\_\_  
213 \_\_\_\_\_

214 (h) Other Environmental Concerns

215 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),  
216 electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?  Yes  No If "Yes", please  
217 explain \_\_\_\_\_  
218 \_\_\_\_\_

219 **SURVEY AND ZONING**

220 (a) Are you aware of any shared or common features with adjoining properties?  Yes  No

221 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?  Yes  No

222 (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)?  Yes  No

223 (d) Do you have a survey of the property?  Yes  No (If "Yes", please attach) Does it include all existing improvements on the  
224 property?  Yes  No

225 (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?  Yes  No

226 (f) Please explain any "Yes" answers you gave in this section \_\_\_\_\_  
227 \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_  
BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page  
SELLER SELLER



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 \_\_\_\_\_  
231 \_\_\_\_\_  
232 \_\_\_\_\_  
233 \_\_\_\_\_

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 82 years. The Seller has occupied the property from 2007 to 2021.
- 236 (b) Has the property been continuously occupied during the last twelve months?  Yes  No If "No", please explain  
237 Previous owner deceased in March 2021. Bequeathed home to 6 children. 1 heir occupied March-May 2021
- 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 city occupancy  
240 completed 5/27/2021
- 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 \_\_\_\_\_  
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 upstairs window - cracked pane.  
254 I) property bequeathed to 6 children of Carol Diller. All will convey title at time of sale.

255 **Additional Comments:**

256 \_\_\_\_\_  
257 \_\_\_\_\_  
258 \_\_\_\_\_  
259 \_\_\_\_\_  
260 \_\_\_\_\_

261 Seller attaches the following document(s): \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_  
BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page  
SELLER SELLER





# PACKAGE CERTIFICATE

BROKER **MINT**

## SELLERS/PROPERTY DISCLOSURE DOCUMENT

7 pages

Disclosure of Info. Lead Based Paint\_Lead Based Paint Hazards 1\_20.pdf

1 page

Seller's Disclosure Statement 1\_20.pdf

6 pages

## E-SIGN INFO



Status:

**SIGNED**

Originator:

Paul Diller  
pdiller@trophypa.com  
IP: 207.160.71.156  
Domain: trophypa.brokemint.com  
Date: May 28, 2021 11:15 AM

Package ID:

4C4F3EDC0748BA3F90112336FEC8765E

Time zone:

CDT (UTC-5)

Signers:

<b>PD</b>	Paul Diller Listing Agent	pdiller@trophypa.com IP: 207.160.71.156	Signed	May 28, 2021 11:15 AM id: fa736ae9cb74fce7031b6ee8c7b6ff03	
<b>MD</b>	Matthew Diller Seller 1	matthewdiller@gmail.com IP: 97.73.81.70	Signed	May 28, 2021 11:19 AM id: 606b1529cd866d1446a84178447a7afd	

## HISTORY

May 28, 2021	11:15 AM	<b>PD</b>	Paul Diller	pdiller@trophypa.com	IP: 207.160.71.156	Viewed	
May 28, 2021	11:15 AM	<b>PD</b>	Paul Diller	pdiller@trophypa.com	IP: 207.160.71.156	Signed	
May 28, 2021	11:17 AM	<b>MD</b>	Matthew Diller	matthewdiller@gmail.com	IP: 97.73.81.70	Viewed	
May 28, 2021	11:19 AM	<b>MD</b>	Matthew Diller	matthewdiller@gmail.com	IP: 97.73.81.70	Signed	
May 28, 2021	11:19 AM		Package has been fully signed and sealed				Completed