Form # 2091

01/20

		SEEEEK S	DISCLOSURE STATEM	
1	To b	e completed by SELLER concerning 78	26 Utica Drive, Hanley Hills,	, MO 63133 (Property Address) locate
2		e municipality of Hanley Hills	(if incorporated), County of	Saint Louis , Missouri
3		: If Seller knows or suspects some condition v		, , , , , , , , , , , , , , , , , , , ,
4		er's decision to buy the property, then Seller ne		
5		g considered. Real estate brokers and agents in		
6		rantee the accuracy of the information in this fo		From the property of the control of
7	TO	SELLER: Your truthful disclosure of the cond	ition of your property gives vo	ou the hest protection against future charge
8		you violated your legal obligation to Buyer		
9		namphetamine production or storage and/or an		
10		ownership may be relevant. In the case of a n		
11		istent pattern of a problem not completely ren		
12		eve full and honest disclosure. Your answers or		
13		after the closing of the sale. This questionnair		
14	aspe	cts of your property. If you know of or suspect	some condition which would s	substantially lower the value of the property
15	imp	air the health or safety of future occupants, or o	therwise affect Buyer's decisio	n to buy your property, then use the space a
16	the e	end of this form to describe that condition.		
17	TO	BUYER: THIS INFORMATION IS A DISC	LOSURE ONLY AND IS NO	OT INTENDED TO BE A PART OF ANY
18		TRACT BETWEEN BUYER AND SELLER.		
19		osure statement, will provide for what is to be in		
20		ided, you must specify them in the contract. Sin		
21		there are, in fact, no problems with the proper		
22		er are not warranties of the condition of the pro		
23	the	property. You may also wish to obtain a home	e protection plan/warranty. Du	ue to the variety of insurance, requirements
24	proc	lucts, and arrangements Buyer should contact a	appropriate party to determine	insurance coverage needed.
25		ditions of the property that you can see on a rea		
26	or y	ou should make the correction of these condition	ns by the Seller a requirement	of the sale contract.
27	SUB	DIVISION, CONDOMINIUM, VILLA, CO-OI		Г DEVELOPMENT (if applicable)
28	(a)			
29	(b)	Development Name	Hanley Hills 3rd	
	(0)	Development NameContact	NA	Phone
30	(0)	☐ Type of Property: (check all that apply) ☑ Sir	NA	Phone
30 31		☐ Type of Property: (check all that apply) ☐ Sir ☐ Villa ☐ Co-Op	NA ngle-Family Residence ☐ Multi-	PhonePhone
30 31 32	(c)	☐ Type of Property: (check all that apply) ☐ Sir☐ Villa ☐ Co-Op Mandatory Assessment: #1	NA ngle-Family Residence ☐ Multi-	PhonePhone
30 31 32 33	(c)	☐ Type of Property: (check all that apply) ☐ Sin ☐ Villa ☐ Co-Op Mandatory Assessment: #1 Mandatory Assessment: #2	NA ngle-Family Residence ☐ Multi-	PhonePhone
30 31 32 33 34		☐ Type of Property: (check all that apply) ☐ Sin☐ Villa ☐ Co-Op Mandatory Assessment: #1 Mandatory Assessment: #2 Mandatory Assessment(s) include:	NA ngle-Family Residence ☐ Multi- \$ \$ \$	Phone Family □ Condominium □ Townhome per: □ month □ quarter □ half-year □ yea per: □ month □ quarter □ half-year □ yea
30 31 32 33 34 35	(c)	☐ Type of Property: (check all that apply) ☐ Sin☐ Villa ☐ Co-Op Mandatory Assessment: #1 Mandatory Assessment(s) include: ☐ entrance sign/structure ☐ street maintenar	NA ngle-Family Residence ☐ Multi- \$ \$ second ☐ common ground	Phone Family Condominium Townhome per: I month Quarter half-year yea per: I month quarter half-year yea snow removal of common area
30 31 32 33 34 35 36	(c)	☐ Type of Property: (check all that apply) ☐ Sin☐ Villa ☐ Co-Op Mandatory Assessment: #1 Mandatory Assessment(s) include: ☐ entrance sign/structure ☐ street maintenar ☐ snow removal specific to this dwelling ☐ la	ngle-Family Residence Multi- \$ \$ second Common ground and scaping of common area	Phone Family Condominium Townhome per: I month Quarter half-year yea per: I month quarter half-year yea snow removal of common area landscaping specific to this dwelling
30 31 32 33 34 35 36 37	(c)	☐ Type of Property: (check all that apply) ☐ Sin ☐ Villa ☐ Co-Op Mandatory Assessment: #1 Mandatory Assessment(s) include: ☐ entrance sign/structure ☐ street maintenar ☐ snow removal specific to this dwelling ☐ la ☐ clubhouse ☐ pool ☐ tennis court ☐ es	ngle-Family Residence Multi- \$ \$ \$ ace	Phone -Family Condominium Townhome per: I month Quarter half-year yea per: I month quarter half-year yea per: I month quarter half-year yea landscaping specific to this dwelling ty water sewer trash removal
30 31 32 33 34 35 36 37 38	(c)	☐ Type of Property: (check all that apply) ☐ Sin ☐ Villa ☐ Co-Op Mandatory Assessment: #1 Mandatory Assessment(s) include: ☐ entrance sign/structure ☐ street maintenar ☐ snow removal specific to this dwelling ☐ la ☐ clubhouse ☐ pool ☐ tennis court ☐ end ☐ cooling ☐ heating ☐ see	ngle-Family Residence Multi- \$ \$ \$ ace	Phone -Family Condominium Townhome per: I month I quarter half-year yea per: I month quarter half-year yea per: I month quarter half-year yea landscaping specific to this dwelling ty water sewer trash removal er common facility
30 31 32 33 34 35 36 37 38 39	(c)	☐ Type of Property: (check all that apply) ☐ Sin☐ Villa ☐ Co-Op Mandatory Assessment: #1 Mandatory Assessment(s) include: ☐ entrance sign/structure ☐ street maintenar ☐ snow removal specific to this dwelling ☐ la ☐ clubhouse ☐ pool ☐ tennis court ☐ end of the count ☐ end of t	ngle-Family Residence Multi- \$ \$ \$ ace	Phone -Family Condominium Townhome per: I month I quarter half-year yea per: I month quarter half-year yea per: I month quarter half-year yea landscaping specific to this dwelling ty water sewer trash removal er common facility
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Utili	LITIES it <u>v</u>	Current Provider
Gas	Propane: _	Spire if Propage is tank □Owned □Lea
Elec	tric:	Ameren UE Missouri American Water
Wat	er:	Missouri American Water
Sew	er:	IVISU
I ras	sh:	unknown
Kec:	ycle:	unknown
me	met	unatown .
Pho	ne:	unkown
HE	ATING, CO	OLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)
(a)	Heating E	uipment: ☑ Forced Air ☑ Hot Water Radiators ☑ Steam Radiators ☑ Radiant ☑ Baseboard
(b)	Source of	eating: 🖸 Electric 🗹 Natural Gas 🖟 Propane 🖾 Fuel Oil 🖟 Other
(c)	Type of a	eating: 🖸 Electric 🗹 Natural Gas 📮 Propane 🗘 Fuel Oil 📮 Other
(d)	Areas of h	use not served by central heating/cooling:
(e)		☐ Humidifier ☐ Electronic Air Filter ☐ Media Filter ☐ Attic Fan ☐ Other:
f)	Are you a	are of any problems or repairs needed with any item in this section? 🖾 Yes 💆 No If "Yes", please explain
(g)	Other deta	s:
	EPLACE(S	
(a)		, eplace: ☑Wood Burning ☑Vented Gas Logs ☑Vent Free Gas Logs ☑Wood Burning Stove ☑Natural Gas ☑Prop
(b)		es/venting:
(-)	Function	nal: (properly vented for wood burning and vented gas logs) Number of fireplace(s) Location(s)
	☐ Non-F	actional: Number of fireplace(s) Location(s) Please explain
(c)	Are you a	nctional: Number of fireplace(s) Location(s) Please explain vare of any problems or repairs needed with any item in this section? Yes No If "Yes", please explain
PLI	JMBING S	STEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB
(a)		er: DElectric Natural Gas Propane Tankless Other:
(b)		supply line: ☐ Yes ☑ No
(c)	Jet Tub: ⊑	Yes ☑ No
(d)		Pool/Spa/Hot Tub: ☐ Yes ☑ No
		tach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
(e)	Lawn Spr	nkler System: ☐ Yes ☑ No If yes, date of last backflow device inspection certificate:
(f)	Are you a	are of any problems or repairs needed in the plumbing system? Tyes In If "Yes", please explain
137 A	TED (If we	l exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)
(a)	TER (II WE At at to th	source of your drinking water? 2 Public Community Well Other (explain)
` /	If Dublic	lentify the utility company:
(b) (c)	Do you be	re a softener, filter or other purification system? \(\text{ \substack} \) Yes \(\text{ \substack} \) \(\text{ \substack}
(c) (d)		vare of any problems relating to the water system including the quality or source of water or any components suc
(u)		p box? ☐ Yes ☑ No If "Yes", please explain
SEV	VERAGE (f Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)
(a)		type of sewerage system to which the house is connected? Public Private Septic Aerator Other
. /	If "Other"	nlease explain
(b)	Is there a	ewerage lift system? ☐ Yes ☑ No If "Yes", is it in good working condition? ☐ Yes ☐ No
(c)		
(d)		the septic/aerator system last serviced?
	If "Yes", 1	ease explain
API	PLIANCES	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
	🖸 Dishwa	sher 🛛 Garbage Disposal 🚨 Trash Compactor 🚨 Wired smoke alarms 💆 Electric dryer (hook
	Ceiling	Fan(s) ☐ Intercom System ☐ Central Vaccum System ☐ Other
(b)	Gas Appl	nces & Equipment: 🖸 Natural Gas 🖸 Propane
		Gas Stove/Range/Cook top ☐ Exterior Lights ☐ Barbecue ☑ Water heater ☐ Tankless Water Heater
		er (hook up) 🖸 Other
(-)	Od. E	The state of the s
(c)		pment: TV Antenna Cable Wiring Phone Wiring Network/Data Wiring
		Garage Door Opener(s) Number of controls Alarm System Owned Leased /Lease information:
		Alarm System 🖃 Uwned 🖃 Leased /Lease information.

BUYER BUYER and SELLER acknowledge they have read this page SELLER SELLER

113 114	(d)	☐ Satellite Dish ☐ Owned ☐ Leased/Lease Information: ☐ Other: ☐ Electronic Pet Fence System Number of Collars: ☐ Other: ☐ Are you aware of any items in this section in need of repair or replacement? ☐ Yes ☐ No If "Yes", please explain
115	ELF	CCTRICAL
116	Тур	e of service panel: 🗵 Fuses 💆 Circuit Breakers 🗘 Other:
117	(a)	e of service panel: ☐Fuses ☐Circuit Breakers ☐Other:
118 119	(b)	Are you aware of any problems or repairs needed in the electrical system? — Yes — No If "Yes", please explain — Panel was upgraded
120	RO	OF, GUTTERS AND DOWNSPOUTS
121	(a)	What is the approximate age of the roof? <u>10</u> Years. Documented? □Yes ☑No
122	(b)	Has the roof ever leaked during your ownership? ☐ Yes ☑ No If "Yes" please explain
123		
124	(c)	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ☐Yes ☑No If "Yes"
125		please explain
126 127	(d)	Are you aware of any problems with the roof, gutters or downspouts? ☐ Yes ☐ No If "Yes", please explain
128	COI	NSTRUCTION
129	(a)	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction
130 131	()	decks/porches or other load bearing components? Yes No If "Yes" please describe in detail
132	(b)	Are you aware of any repairs to any of the building elements listed in (a) above? Yes No If "Yes", please describe the
133 134	. ,	location, extent, date and name of the person/company who did the repair or control effort Home Shield Foundation Company repaired cracks in foundation and carbon fiber on walls
135	(c)	Are you aware that any of the work in (b) above was completed without required permits? ☐ Yes ☑ No
136 137	(d)	List all significant additions, modifications, renovations, & alterations to the property during your ownership: Upgraded electrical and plumbing system, added 3rd bedroom on first floor, remodeled kitchen and bathrooom.
138	(e)	Were required permits obtained for the work in (d) above? ■Yes □No
139	BAS	SEMENT AND CRAWL SPACE (Complete only if applicable)
140	(a)	□Sump pit □Sump pit and pump
141	(b)	Type of foundation: Concrete Stone Cinder Block Wood
142	(c)	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? ☐Yes ☑No If "Yes", please
143		describe in detail
144		
145		
146	(d)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
147		Tyes No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or contro
148 149		effort
150		TS OR TERMITES/WOOD DESTROYING INSECTS
151	(a)	Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? Yes No
152		Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? ☐ Yes ☑ No
153		Is your property currently under a warranty contract by a licensed pest/termite control company? ☐ Yes ☑ No
154		Are you aware of any pest/termite control reports for the property? Yes No
155	(e)	Are you aware of any pest/termite control treatments to the property? Yes No
156 157	(f)	Please explain any "Yes" answers you gave in this section
		TAND DD ANA GE
158		L AND DRAINAGE
159	(a)	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? Yes No
160	(b)	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
161	(2)	property? ☐ Yes ☑ No Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect
162 163	(c)	Are you aware or any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property? ☐ Yes ☑ No
164	(4)	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
165	(u)	stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District
166		e.g. retention ponds, rain gardens, sand filters, permeable pavement) \square Yes \boxtimes No
167	(e)	Please explain any "Yes" answers you gave in this section
168	(0)	1 10000 Outplant any 1 00 anomoro you gave in ano occiton

	ZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS
(a)	Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
	Paint and/or Lead-Based Paint Hazards, form #2049.)
	(1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? \square Yes \square No
	(2) Are you aware if it has ever been covered or removed? ☐ Yes ☑ No
	(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
	results
	results
(b)	Asbestos Materials
(0)	(1) 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
	(2) Are you aware of any asbestos material that has been encapsulated or removed? ☐ Yes ☑ No
	(3) Are you aware if the property has been tested for the presence of asbestos? ☐ Yes ☑ No If "Yes", please give date performed
	type of test and test results
	type of test and test results
(c)	Mold
	(1) Are you aware of the presence of any mold on the property? ☐ Yes ☑ No
	(2) Are you aware of anything with mold on the property that has ever been covered or removed? Yes No
	(3) Are you aware if the property has ever been tested for the presence of mold? \square Yes \square No If "Yes", please give date performed
	type of test and test results (4) Please explain any "Yes" answers you gave in this section
	(4) Please explain any "Yes" answers you gave in this section
(d)	Radon
(u)	(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
	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 of a crime 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)	Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
	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? \square Yes \square 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)	Other Environmental Concerns Are your effort the preparity such as nelvable princted high envils (BCR's)
	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.? \(\textstyle \text{Yes} \) No If "Yes", please
	explain
CTII	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
(u)	property? Tes \(\frac{1}{2}\) Yes \(\frac{1}{2}\) No
(e)	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
()	1

MIS	SCELLANEOUS
(a)	The approximate age of the residence is years. The Seller has occupied the property from to
(b)	Has the property been continuously occupied during the last twelve months? Yes No If "No", please explain Seller has never occupied the property
` '	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire diany other required governmental authority? Yes No If "Yes", please explain Occupancy permit
(d)	Is the property located in an area that requires any specific disclosure(s) from the city or county? 🖵 Yes 💆 No If "Yes"
(e)	explain
(f)	Is property tax abated? ☐ Yes ☑ No Expiration date Attach documentation from taxing at
(g)	Is property tax abated? Yes No Expiration date Attach documentation from taxing at Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain
(h)	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ☐ Yes ☑ No (If "Yes", please
(i)	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? ☐ Yes ☑ No
(j)	Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☑ No
(k)	Are you aware of any existing or threatened legal action affecting the property? Yes No
(l)	Are you aware of any consent required of anyone other than the signer(s)of this form to convey title to the property? \(\begin{align*} \Pi \) Ye
(m)	Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above
	litional Comments:

Seller agrees to immediately notify their licensees to furnish a copy of		y changes in the property condition. Seller	authorizes all brokers and
BM-SIGNED BM-SIGNED	uns satement to prospective Bo	BM-SK	SNED
02/04/25 01:06 PM CST	Feb 08, 2025	02/11/25 06:14 PM CST	Feb 11, 202
SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
Jason Shaw	ver	P. Ryan Harr	ris
Seller Printed Name		Seller Printed Name	
BUYER'S ACKNOWLEDGEMI		ure Statement. Buyer understands that the in	nformation in this Seller's
Buyer acknowledges having receive Disclosure Statement is limited to this Seller's Disclosure Statement, obtained through the Multiple Listing	ed and read this Seller's Disclos information of which Seller has and any other important inform ng Service) by an independent, p	ure Statement. Buyer understands that the in actual knowledge. Buyer should verify the nation provided by either Seller or broker (in professional investigation of his own. Buyer	e information contained in including any information
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