

UTILITIES

Utility

Current Provider

Gas/Propane: Spire _____ if Propane, is tank ☐ Owned ☐ Leased
 Electric: Ameren _____
 Water: St. Peters City _____
 Sewer: St. Peters City _____
 Trash: waste management st. Peters _____
 Recycle: NA _____
 Internet: Spectrum _____
 Phone: _____

HEATING, 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 _____)
 (d) Areas of house not served by central heating/cooling: NA _____
 (e) 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: _____

FIREPLACE(S)

- (a) Type of fireplace: ☒ Wood Burning ☐ Vented Gas Logs ☐ Vent Free Gas Logs ☐ Wood Burning Stove ☐ Natural Gas ☐ Propane
 (b) Type of flues/venting:
☒ Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) 1 Location(s) hearth room
☐ 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 _____

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB

- (a) Water Heater: ☐ Electric ☒ Natural Gas ☐ Propane ☐ Tankless ☐ Other: _____
 (b) Ice maker supply line: ☒ Yes ☐ No
 (c) Jet Tub: ☐ Yes ☒ No
 (d) 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: _____
 (f) Are you aware of any problems or repairs needed in the plumbing system? ☐ Yes ☒ No If "Yes", please explain _____

WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

- (a) What is the source of your drinking water? ☒ Public ☐ Community ☐ Well ☐ Other (explain) _____
 (b) If Public, identify the utility company: City Of St. Peters
 (c) 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? ☐ Yes ☒ No If "Yes", please explain _____

SEWERAGE (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? ☒ Public ☐ Private ☐ Septic ☐ Aerator ☐ Other
 If "Other" please explain _____
 (b) 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? NA
 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? ☐ Yes ☒ No
 If "Yes", please explain _____

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 ☐ Phone Wiring ☐ Network/Data Wiring
☒ Electric Garage Door Opener(s) Number of controls 1
☐ Security Alarm System ☐ Owned ☐ Leased /Lease information: ring camera

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☐ Satellite Dish ☐ Owned ☐ Leased/Lease Information: NA

☐ Electronic Pet Fence System Number of Collars: NA ☐ 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? unkn Years. Documented? ☐ Yes ☐ No

(b) Has the roof ever leaked during your ownership? ☐ Yes ☒ No If "Yes" please explain

(c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ☐ Yes ☒ No If "Yes", please explain

(d) Are you aware of any problems with the roof, gutters or downspouts? ☐ Yes ☒ 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? ☐ Yes ☒ No If "Yes" please describe in detail

(b) Are you aware of any repairs to any of the building elements listed in (a) above? ☐ Yes ☒ No If "Yes", please describe the 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:

(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

(d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
☒ Yes ☐ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort
crack filled prior to my occupancy in rear left corner where water leaked on a heavy rain. Burried the drain pipe connected to downspout and ran away from the house to direct rain water. Sump pump, pit installed prior to my ownership.

PESTS OR TERMITES/WOOD DESTROYING INSECTS

(a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? ☐ Yes ☒ No

(b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? ☐ Yes ☒ No

(c) Is your property currently under a warranty contract by a licensed pest/termite control company? ☐ Yes ☒ No

(d) Are you aware of any pest/termite control reports for the property? ☐ Yes ☒ No

(e) Are you aware of any pest/termite control treatments to the property? ☐ Yes ☒ No

(f) Please explain any "Yes" answers you gave in this section

SOIL AND DRAINAGE

(a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? ☐ Yes ☒ No

(b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? ☐ Yes ☒ No

(c) 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? ☐ Yes ☒ No

(d) 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) ☐ Yes ☒ No

(e) Please explain any "Yes" answers you gave in this section

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HAZARDOUS 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? ☐ Yes ☒ 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 _____
- (4) Please explain any "Yes" answers you gave in this section _____
- (b) Asbestos Materials
- (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 _____
- (4) Please explain any "Yes" answers you gave in this section _____
- (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? ☐ Yes ☒ No If "Yes", please give date performed, type of test and test results _____
- (4) Please explain any "Yes" answers you gave in this section _____
- (d) Radon
- (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 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? ☐ 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) Other Environmental Concerns
- 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 _____

SURVEY AND ZONING

- (a) Are you aware of any shared or common features with adjoining properties? ☐ Yes ☒ No
- (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? ☐ Yes ☒ No
- (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? ☐ Yes ☒ No
- (d) 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
- (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? ☐ Yes ☒ No
- (f) Please explain any "Yes" answers you gave in this section _____

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INSURANCE

Are you aware of any claims that have been filed for damages to the property? ☐ Yes ☒ No If "Yes", please provide the following information: date of claim, description of claim, repairs and/or replacements completed _____

MISCELLANEOUS

- (a) The approximate age of the residence is 49 years. The Seller has occupied the property from 2/6/2017 to current _____.
- (b) Has the property been continuously occupied during the last twelve months? ☒ Yes ☐ No If "No", please explain _____
- (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? ☐ Yes ☒ No If "Yes", please explain _____
- (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? ☐ Yes ☒ No If "Yes", please explain _____
- (e) Is the property designated as a historical home or located in a historic district? ☐ Yes ☒ No If "Yes", please explain _____
- (f) Is property tax abated? ☐ Yes ☒ No Expiration date _____ Attach documentation from taxing authority.
- (g) Are you aware of any pets having been kept in or on the property? ☒ Yes ☐ No If "Yes" please explain 1 dog
- (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? ☐ Yes ☒ No (If "Yes", please attach)
- (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? ☐ Yes ☒ No
- (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____

Additional Comments:

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Seller attaches the following document(s): _____

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