46425138

To be used exclusively by REALTORS® and members of the Bar Association of Metropolitan of St. Louis.

SELLER'S DISCLOSURE STATEMENT

To	be completed by SELLER concerning 24.5 Ac - Mill Stone Drive, Richwoods, MO 63071 (Property Address)		
	ated in the municipality of Richwoods (if incorporated), County of Washington , Missouri.		
Note to b	e: If a Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect the Buyer's decision buy the property, then the Seller needs to disclose it. This statement will assist a Buyer in evaluating the property being considered. Real estate kers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this		
your and defe show may cove head desc	THE SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated r legal obligation to a Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage for any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material act, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information uld be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, whave legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the lith or safety of future occupants, or otherwise affect a Buyer's decision to buy your property, then use the space at the end of this form to cribe that condition.		
CO will	THE BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY NTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this disclosure statement, 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 tract.		
the you	ce 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 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 r offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of irance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.		
	nditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should see the correction of these conditions by the Seller a requirement of the sale contract.		
SUI	BDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)		
(a)	Development Name Lake Forest Farms		
(b)	Contact City & Village Tax Office Phone 314-739-4800		
	Type of Property: (check all that apply) ☐ Single-Family Residence ☐ Multi-Family ☐ Condominium ☐ Townhome		
	□ Villa □ Co-Op		
(c)	Mandatory Assessment: #1 Trustee Assessment \$\$78.40 per: □ month □ quarter □ half-year □ year		
` /	Mandatory Assessment: #2 Lake Assessment \$\$50 per: ☐ month ☐ quarter ☐ half-year ☐ year		
(d)	Mandatory Assessment(s) include:		
` '	□ entrance sign/structure □ street maintenance □ common ground □ snow removal of common area		
	☐ snow removal specific to this dwelling ☐ landscaping of common area ☐ landscaping specific to this dwelling		
	□ clubhouse □ pool □ tennis court □ exercise area □ reception facility □ water □ sewer □ trash removal		
	□ doorman □ cooling □ heating □ security □ elevator □ other common facility		
	□ assigned parking space(s): how manyidentified as□ some insurance □ real estate taxes		
	□ other specific item(s):		
	☐ Exterior Maintenance of this dwelling covered by Assessment:		
(e)	Optional Assessment(s)/Membership(s): Please explain		
(f)	Are you aware of any existing or proposed special assessments? Yes No		
(g)	Are you aware of any special taxes and/or district improvement assessments? Yes No		
(h)	,		
(i)			
(j)	Are you aware of any existing indentures/restrictive covenants? Yes No		
	Are you aware of any violation of the indentures/restrictions by yourself or by others? Yes No		
	Is there a recorded street/road maintenance agreement? Yes \(\simeg) No\) Please explain any "yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above \(\simeg) \) Trustees will maintain access roads		
	\circ		

HT	П	JТ	IES

	LATIES Command Describes
Uti	lity Current Provider /Propane: if Propane, is tank □Owned □Leased
Ele	tricing in Frequence, is talk 20 when 21 Ecased
Wa	ter:
Sev	ver:
Tra	Sh:
Rec	ycle:
Inte	rnet:
THE	ne:
	ATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)
	Heating Equipment: ☐ Forced Air ☐ Hot Water Radiators ☐ Steam Radiators ☐ Radiant ☐ Baseboard
	Source of heating: Electric Natural Gas Propane Fuel Oil Other Other
` ′	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:
FIR	EPLACE(S)
	Type of fireplace: Wood Burning Vented Gas Logs Vent Free Gas Logs Wood Burning Stove Natural Gas Propane
	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)	The you aware of any problems of repairs needed with any from in this section: ————————————————————————————————————
PI.I	JMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB
	Water Heater: ☐ Electric ☐ Natural Gas ☐ Propane ☐ Tankless ☐ Other:
	Ice maker supply line: \square Yes \square No
	Jet Tub: ☐ Yes ☐ No
` /	
(a)	Swimming Pool/Spa/Hot Tub:
	(If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
	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
	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)
	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? Yes No If "yes", please explain
SEV	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
(b)	Is there a sewerage lift system? ☐ Yes ☐ No If "yes", is it in good working condition? ☐ Yes ☐ No
	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? Yes No If "yes", please
	explain
	/Initials BUYER and SELLER acknowledge they have read this page/
	Initials BUYER and SELLER acknowledge they have read this page SELLER SELLER

ΔP	PLIANCES (Seller is not agreeing that all items checked are being offered for sale.)	46425138		
	Electrical Appliances and Equipment: Electric Stove/Range/Cook top Oven Built-in Microwave	Oven		
. /	☐ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor ☐ Wired smoke alarms ☐ Electric dryer (
	☐ 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			
	☐ 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			
	DECTRICAL pe of service panel: Fuses Circuit Breakers Other:			
	Type of wiring: Copper Aluminum Knob and Tube Unknown			
	Are you aware of any problems or repairs needed in the electrical system? Yes No If "yes", please explain the electrical system?	n		
(0)	The you aware of any problems of repairs needed in the electrical system. — Tes — 150 ft yes, picuse explain			
RO	OOF, 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			
(a)	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	No If "ves" please		
(0)	explain	■ No II yes , picase		
(d)	Are you aware of any problems with the roof, gutters or downspouts? Yes No If "yes", please explain			
	ONSTRUCTION			
(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?	s", please describe the		
(-)	location, extent, date and name of the person/company who did the repair or control effort.	_		
(c)				
(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?			

(c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space?

Yes

No If "yes", please describe

BASEMENT AND CRAWL SPACE (Complete only if applicable)

(b) Type of foundation: ☐ Concrete ☐ Stone ☐ Cinder Block ☐ Wood

in detail _____

DD DESTROYING INSECTS
or termites/wood destroying insects impacting the property and improvements? Yes No
rected damage to the property caused by pests or termites/wood destroying insects? Yes No
nder a warranty contract by a licensed pest/termite control company? Yes No
ermite control reports for the property?
ermite control treatments to the property? Yes No
swers you gave in this section
xpansive soil or sinkholes on the property or that may affect the property?
earth movement, flood, drainage or grading problems on the property or that may affect the property?
present or proposed mining, strip-mining, or any other excavations on the property or that may affect the
construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater h include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
rdens, sand filters, permeable pavement) Yes No
swers you gave in this section
lead based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based int Hazards, form #2049.) resence of any lead hazards (such as paint, water supply lines, etc.) on the property? Yes No
ever been covered or removed? \square Yes \square No
roperty has been tested for lead? Yes No If "yes", please give date performed, type of test and test
s" answers you gave in this section
resence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe No
sbestos material that has been encapsulated or removed? Yes No
operty has been tested for the presence of asbestos?
ults
a" answers you gave in this section
resence of any mold on the property? Yes No
ning with mold on the property that has ever been covered or removed? \(\Boxed{\text{Yes}}\) No
operty has ever been tested for the presence of mold? \square Yes \square No If "yes", please give date performed
ults
s" answers you gave in this section
ope ult

(d)	Radon 46425138
(4)	(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
(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
SU	RVEY AND ZONING
(a)	Are you aware of any shared or common features with adjoining properties? Yes
	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
	Do you have a survey of the property? \square Yes \square No (If "yes", please attach) Does it include all existing improvements on the property? \square Yes \square 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
INS	SURANCE
Are	e you aware of any claims that have been filed for damages to the property? \square Yes $ abla$ No If "yes", please provide the following
info	ormation: date of claim, description of claim, repairs and/or replacements completed
	SCELLANEOUS The approximate are of the residence in the scale of the scale of the residence in the scale of t
(b)	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? Yes No If "yes", please explain.

46425138

(d)	Is the property located in an area that red If "yes", please explain	quires any specific disclos	$ure(s)$ from the city or county? \square Ye	s Wo
(e)	Is the property designated as a historical	home or located in a history	oric district? Yes No If "yes", pl	ease explain
(f) (g)	Is property tax abated? Yes No E Are you aware of any pets having been I	expiration date	Attach document	tation from taxing authority.
(h) (i) (j)	Is the Buyer being offered a protection pare you aware of any inoperable window. Are you aware if carpet has been laid over	ws or doors, broken therm	al seals, or cracked/broken glass?	
(k) (l) (m)	Are you aware of any existing or threatened legal action affecting the property? Yes No 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 Please explain any "yes" answers you gave for (i), (j), (k), or (l) above			
Ad	ditional comments: Property has never been occupie	ed		
Sel	ler attaches the following document(s):			
Sel Sel	LLER'S ACKNOWLEDGEMENT: ler acknowledges that he has carefully ex ler agrees to immediately notify listing b ir licensees to furnish a copy of this stater	roker in writing of any ch	anges in the property condition. Seller	_
	Deanna L. Jent	09 / 12 / 2019		
SE	LLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
	Doome L. Jont			
Sel	Deanna L. Jent ler Printed Name		Seller Printed Name	
BU	YER'S ACKNOWLEDGEMENT:			
Dis Sel thro	yer acknowledges having received and resclosure Statement is limited to information ler's Disclosure Statement, and any other ough the Multiple Listing Service) by an overt at detecting or repairing physical defe	on of which Seller has actuing important information proindependent, professional	nal knowledge. Buyer should verify the ovided by either Seller or broker (inclu	information contained in this ding any information obtained
BU	YER SIGNATURE	DATE	BUYER SIGNATURE	DATE
Bu	yer printed Name		Buyer Printed Name	