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Form # 2091 01/20

		SELLER'S DISCLOSURE STATEMENT
1 2 3	in th	be completed by SELLER concerning 513 Cherry Lane, Warrenton, MO 63383 (Property Address) locate the municipality of Warrenton (if incorporated), County of Warren , Missouries: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affecting the complete of the property being sold or adve
4 5	bein	er's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the propert g considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot
6	guai	rantee the accuracy of the information in this form.
7		SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charge
8		you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site fo
9 10		hamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior t r ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates som
11		sistent pattern of a problem not completely remedied, such information should be included in this disclosure in order t
12	achi	eve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences
13		after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover a
14		ects of your property. If you know of or suspect some condition which would substantially lower the value of the property
15 16		air the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space a end of this form to describe that condition.
17		BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY
18 19		NTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not thi losure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipmen
20		uded, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sur
21		there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by th
22		er are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection o
23		property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements
24		ducts, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.
25 26		ditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase pric ou should make the correction of these conditions by the Seller a requirement of the sale contract.
20	or y	ou should make the correction of these conditions by the sener a requirement of the sale contract.
27	SUP	BDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)
28	(a)	Development Name
29	(b)	Contact
30 31		☐ Type of Property: (check all that apply) ☐ Single-Family Residence ☐ Multi-Family ☐ Condominium ☐ Townhome ☐ Villa ☐ Co-Op
32	(c)	Mandatory Assessment: #1\$per: □ month □quarter □ half-year □ yea Mandatory Assessment: #2 \$ per: □ month □ quarter □ half-year □ yea
33		
34	(d)	Mandatory Assessment(s) include:
35		□ entrance sign/structure □ street maintenance □ common ground □ snow removal of common area
36 37		□ snow removal specific to this dwelling □ landscaping of common area □ landscaping specific to this dwelling
38		□ clubhouse □ pool □ tennis court □ exercise area □ reception facility □ water □ sewer □ trash removal □ doorman □ cooling □ heating □ security □ elevator □ other common facility □
39		□ assigned parking space(s): how many identified as □ some insurance □ real estate taxes
40		□ - 41
41		□ Exterior Maintenance of this dwelling covered by Assessment:
12	(e)	Optional Assessment(s)/Membership(s) Please explain
43		
14	(f)	Are you aware of any existing or proposed special assessments? ☐ Yes ☐ No
15	(g)	Are you aware of any special taxes and/or district improvement assessments? Yes No
16 17	(h)	Are you aware of any condition or claim which may cause an increase in assessment or fees? Yes No
17 18	(i)	Are you aware of any material defects in any common or other shared elements? Yes No
48 49	(j) (k)	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
+9 50	(K) (1)	Is there a recorded street/road maintenance agreement? \square Yes \square No
51	(m)	Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above:

52

<u>Utili</u>	LITIES tv	Current Provider	
		Ameren	if Propane, is tank □Owned □Leased
Elect	tric:	Ameren	
Wate	er:	City of Warren	ton
Sewe	er:	City of Warren	ton
Trasl	h:	City of Warren	ton
Recv	cle:	Concetant	
Inter	net:	Spectrum	1
Phon	ne:	Spectrum	
		LING AND VENTILATING (Seller is not agreeing tha	t all items checked are being offered for sale)
(a)		ipment: \(\text{Ipment}\) Forced Air \(\text{Ipment}\) Hot Water Radiators \(\text{Ipment}\) Steam Ra	
(b)		ating: ☐ Electric ☐ Natural Gas ☐ Propane ☐ Fuel Oil ☐	
(c)	Type of air of	conditioning: ☑ Central Electric ☐ Central Gas ☐ Windo	ow/Wall (Number of window units)
(d)	Areas of hou	se not served by central heating/cooling:	wan (rumber of window units)
(e)	Additional:	☐ Humidifier ☐ Electronic Air Filter ☐ Media Filter ☐ Atti	c Fan OlOther:
(f)		re of any problems or repairs needed with any item in this s	
(1)	Aic you awa		
(g)	Other details	:	
	EPLACE(S)		
(a)	` '	olace: ☐Wood Burning ☑Vented Gas Logs ☐Vent Free Ga	s Logs □Wood Burning Stove ☑Natural Gas □Propage
(b)	Type of flue		2000 - 11000 Danning Dio 10 - 11000 Can El Topano
(3)		al: (properly vented for wood burning and vented gas logs) Nun	nber of fireplace(s) 1 Location(s) Living room
	Non-Fun	ctional: Number of fireplace(s)Location(s)Plea	ase explain
(c)	Are von awa	are of any problems or repairs needed with any item in this so	ection? ☐ Yes ☑ No. If "Yes" nlease explain
(0)	ine you awa	ne or any problems of repairs needed with any neith in this st	teden. — 165 — 176 ii 165 , piedoc expidiii
PI II	MRING SVS	STEM, FIXTURES AND EQUIPMENT; POOL/SPA/PO	OND/LAKE/HOT TUR
(a)		r: □Electric ☑Natural Gas □Propane □Tankless □Other:	
(a) (b)		ipply line: Yes □ No	
(b) (c)	Jet Tub:		
(d)		Pool/Spa/Hot Tub: ☐ Yes ☑ No	
(u)		nch Form #2180, Pool/Spa/Pond/Lake Addendum to Sell	er's Disclosure Statement)
(e)		kler System: 🛛 Yes 🗹 No If yes, date of last backflow device	
(f)		res of any problems or repairs needed in the plumbing syster	
(-)			
WA	TER (If well	exists, attach Form #2165, Septic/Well Addendum to Se	ller's Disclosure Statement)
		source of your drinking water? Public Community V	
		, ,	ty of Warrenton
(c)	Do you have	e a softener, filter or other purification system? Yes No	Nowned DI eased/Lease Information
(d)		are of any problems relating to the water system including	
(u)		1 o Dist. Clar tenst 2 1 1 1 1	the quanty of source of water of any components such as
CEW	-	Septic or Aerator exists, attach Form #2165, Septic/Wel	
		type of sewerage system to which the house is connected?	
(a)		type of sewerage system to which the house is connected?	e ruone el riivate el septic el Aerator el Other
(b)	Is there a so	werage lift system? ☐ Yes ☑ No If "Yes", is it in good wor	king condition? I Vec I No
(b)	When was 41	werage IIIt system? \(\text{Y}\) \(\text{Y}\) \(\text{No}\) II "Yes", is it in good wor ne septic/aerator system last serviced? \(\)	King condition? Price Price
(c)	Are you ever	are of any leaks, backups, open drain lines or other problem	s relating to the sawarage system? TV as WNo
(d)	Are you awa If "Yes", ple	ne of any leaks, vackups, open drain lines of other problem	5 relating to the sewerage system? 1 es 100
4 DP		1	Sand Consolis
/ \		Seller is not agreeing that all items checked are being off	
(a)		ppliances and Equipment: Electric Stove/Range/Cook to	
	☑ Dishwash		☐ Wired smoke alarms ☐ Electric dryer (hook up)
(1.)	Caracha 1	an(s) Intercom System Central Vaccum System	Other
(b)		ces & Equipment: Matural Gas Propane	Water bester Trailing Water H.
		Gas Stove/Range/Cook top ☐ Exterior Lights ☐ Barbecue (hook up) ☐ Other	
	≥ Jas ui yei	(1100x up) a Outot	
(c)	Other Equip	ment: 🛘 TV Antenna 🔻 Cable Wiring 💆 Phone Wirin	ng 🛮 Network/Data Wiring
	☐ Electric (Garage Door Opener(s) Number of controls	
		Alarm System Owned Leased /Lease information:	B AIGUED.

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111		☐ Satellite Dish ☐ Owned ☐ Leased/LeaseInformation: ☐ ☐ Other: ☐
112		☐ Electronic Pet Fence System Number of Collars: ☐ Other:
113	(d)	Are you aware of any items in this section in need of repair or replacement? Yes Mo If "Yes", please explain
114		
115		ECTRICAL
116	Тур	e of service panel: 🔟 Fuses 💆 Circuit Breakers 🗘 Other:
117	(a)	Type of wiring: Copper □ Aluminum □ Knob and Tube □ Unknown
118 119	(b)	Are you aware of any problems or repairs needed in the electrical system? ☐Yes ☑No If "Yes", please explain
120	RO	OF, GUTTERS AND DOWNSPOUTS
121	(a)	What is the approximate age of the roof? 8-10 Years. Documented? ✓Yes □No
122	(b)	Has the roof ever leaked during your ownership? ☐ Yes ☑ No If "Yes" please explain
123		The state of the s
124	(c)	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? ■Yes ■No If "Yes"
125 126	(d)	please explain Repaired by Dan Mehegan Roofing 8-10yrs ago. Are you aware of any problems with the roof, gutters or downspouts? Yes No If "Yes", please explain
127	(u)	Are you aware of any problems with the roof, guiters of downspouts: 21 cs 21 to 11 1 cs , please explain
128	CO	NSTRUCTION
129	(a)	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction
130	` /	decks/porches or other load bearing components? ✓ Yes ✓ No If "Yes" please describe in detail
131		north basement wall; minor cracks and settling, filled with hydraulic cement. Some plaster wall cracking
132	(b)	
133		location, extent, date and name of the person/company who did the repair or control effort
134	()	hydraulic cement in basement cracks; May 2021
135	(c)	Are you aware that any of the work in (b) above was completed without required permits? ☐ Yes ☐ Yes ☐ No List all significant additions, modifications, renovations, & alterations to the property during your ownership:
136 137	(d)	added side deck, first floor bathroom remodeled
138	(e)	Were required permits obtained for the work in (d) above? ☑Yes ☑No
	` '	
139 140	(a)	SEMENT AND CRAWL SPACE (Complete only if applicable) □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 some surface moisture on north wall after prolonged rain. No active leaks observed
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		☑Yes ☐ No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or contro effort
148 149		enoit
	DEC	STS OR TERMITES/WOOD DESTROYING INSECTS
150 151	(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? \square Yes \square 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		Are you aware of any pest/termite control treatments to the property? ☐ Yes ☑ No
156		Please explain any "Yes" answers you gave in this section
157		
158	SOI	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		property? Yes No
162	(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? \(\text{No.} \text{Vas.} \text{Vas.} \text{Vas.} \(\text{Vas.} \text{Vas.} \(\text{Vas.} \text{Vas.} \text{Vas.} \(\text{Vas.} \text{Vas.} \text{Vas.} \(\text{Vas.} \text{Vas.} \(\text{Vas.} \text{Vas.} \(\text{Vas.} \text{Vas.} \text{Vas.} \(\text{Vas.} \text{Vas.} \(\text{Vas.} \text{Vas.} \text{Vas.} \text{Vas.} \(\text{Vas.}
163 164	(4)	the property? ☐ Yes ☑ No 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 \square No
167	(e)	Please explain any "Yes" answers you gave in this section
168	. /	

169		ZARDOUS 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? \square Yes \square 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? \square Yes \square No If "Yes", please give date performed, type of test and test
175 176		results
177		(1) Titule on plant and Tele and you gave in any section
178	(b)	Asbestos Materials
179 180		(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
181		(2) Are you aware of any asbestos material that has been encapsulated or removed? ☐ Yes ☑ No
182 183		(3) Are you aware if the property has been tested for the presence of asbestos? Yes No If "Yes", please give date performed
184		type of test and test results
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
190 191		type of test and test results (4) Please explain any "Yes" answers you gave in this section
192		(1) Transc original and Too who were you gave in this section
193	(d)	Radon
194 195	. ,	(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
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.
207208		Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.
	(~)	
209 210	(g)	Radioactive or Hazardous Materials 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 knowledg
212213		in writing. Please provide such information, including a copy of such report, if available.
214	(h)	Other Environmental Concerns
214	(11)	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.? \square Yes \boxtimes No If "Yes", pleas
217 218		explain
219	CT II	RVEY AND ZONING
219		Are you aware of any shared or common features with adjoining properties? Yes No
221		Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? Yes No
222		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 D No (If "Yes", please attach) Does it include all existing improvements on the
224	7.3	property? Yes No
225		Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Yes No.
226	(1)	Please explain any "Yes" answers you gave in this section
227		

	SCELLANEOUS
(a)	The approximate age of the residence is years. The Seller has occupied the property from to to 202
	Has the property been continuously occupied during the last twelve months? ✓ Yes ☐ No If "No", please explain Previous owner deceased in March 2021. Bequeathed home to 6 children. 1 heir occupied March-May 20
. ,	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire distant any other required governmental authority? Yes No If "Yes", please explain city occupancy completed 5/27/2021
(d)	Is the property located in an area that requires any specific disclosure(s) from the city or county? Yes No If "Yes", explain
(e)	explain
(f)	Is property tax abated? ☐ Yes ☑ No Expiration date Attach documentation from taxing aut Are you aware of any pets having been kept in or on the property? ☐ Yes ☑ No If "Yes" please explain
(g)	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 a
(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
(1)	Are you aware of any consent required of anyone other than the signer(s)of this form to convey title to the property? ✓ Yes
(m)	Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above upstairs window - cracked pane.
	I) property bequeathed to 6 children of Carol Diller. All will convey title at time of sale.
Add	litional Comments:

May 28	Math Dule
DA	LLER SIGNATURE 606b152
	Matthew D
	ler Printed Name
	closure Statement is limited to
d any other import Service) by an inde	closure Statement is limited to s Seller's Disclosure Statement ained through the Multiple List ot an expert at detecting or rep
d any other import Service) by an inde	Seller's Disclosure Statement ained through the Multiple List
	DGEM

PACKAGE CERTIFICATE



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.brokermint.com

Date: May 28, 2021 11:15 AM

Package ID:

4C4F3EDC0748BA3F90112336FEC8765E

CDT (UTC-5) Time zone:

Signers:

PD

Paul Diller Listing Agent pdiller@trophypa.com IP: 207.160.71.156

Signed

May 28, 2021 11:15 AM

id: fa736ae9cb74fce7031b6ee8c7b6ff03

Paul Diller

Viewed

Signed

Viewed

Signed

Completed

MD

Matthew Diller Seller 1

matthewdiller@gmail.com

IP: 97.73.81.70

Signed May 28, 2021 11:19 AM

id: 606b1529cd866d1446a84178447a7afd

IP: 207.160.71.156

HISTORY

May 28, 2021 11:15 AM May 28, 2021 11:15 AM May 28, 2021 11:17 AM

May 28, 2021 11:19 AM

May 28, 2021 11:19 AM

PD PD MD

MD

Paul Diller

Matthew Diller

Package has been fully signed and sealed

Paul Diller pdiller@trophypa.com matthewdiller@gmail.com Matthew Diller

pdiller@trophypa.com

IP: 207.160.71.156 IP: 97.73.81.70 matthewdiller@gmail.com IP: 97.73.81.70