

005309

This document has legal consequences.
If you do not understand it, consult your attorney.

Form # 2091 1/09

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SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 829 OAKMONT LANE, UNION, MO. (Property Address)

Note: 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 to buy the property, then the Seller needs to disclose it. This statement will assist a Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

TO THE SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to a Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health 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 describe that condition.

TO THE BUYER: Since 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 the 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 your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.

Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

If you sign a contract to purchase the property, that contract, and not this disclosure statement, will 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 contract.

SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

- (a) Development Name _____ Assessment: \$ _____ per: ☐ month ☐ quarter ☐ half-year ☐ year
- (b) Type of Ownership: ☐ Fee-Simple ☐ Condominium ☐ Co-Op
- (c) Assessment includes:
- ☐ 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 ☐ other common facility _____
 - ☐ assigned parking space(s): how many _____ identified as _____ ☐ some insurance ☐ real estate taxes
 - ☐ other specific item(s) _____
 - ☐ Exterior Maintenance of this dwelling covered by Assessment: _____
- (d) Are you aware of any existing or proposed special assessments? ☐ Yes ☐ No
- (e) Are you aware of any special taxes and/or district improvement assessments? ☐ Yes ☐ No
- (f) Are you aware of any condition or claim which may cause an increase in assessment or fees? ☐ Yes ☐ No
- (g) Are you aware of any material defects in any common or other shared elements? ☐ Yes ☐ No
- (h) Are you aware of any existing indentures/restrictive covenants? ☐ Yes ☐ No
- (i) Are you aware of any violation of the indentures/restrictions by yourself or by others? ☐ Yes ☐ No
- (j) Is there a recorded street/road maintenance agreement? ☐ Yes ☐ No
- (k) Please explain any "yes" answer you gave for (d), (e), (f), (g), (h), or (i) above. _____

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HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)

- (a) Type of air conditioning: ☒ Central Electric ☐ Central Gas ☐ Window/Wall (Number of window units _____) ☐ Other: _____
- (b) Source of heating: ☐ Electric ☒ Natural Gas ☐ Propane ☐ Fuel Oil ☐ Other _____
- (c) Heating Equipment: ☒ Forced Air ☐ Hot Water Radiators ☐ Steam Radiators ☐ Radiant ☐ Baseboard ☐ Other _____
- (d) Areas of house not served by central heating/cooling: _____
- (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 _____

FIREPLACE(S)

- (a) Type of fireplace: ☐ Wood Burning ☐ Vented Gas logs ☒ Vent Free Gas Logs ☐ Wood Burning Stove
- (b) 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 _____

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

- (a) Water Heater: ☒ Gas ☐ Electric ☐ Other: _____
- (b) Ice maker supply line: ☒ Yes ☐ No
- (c) Jet Tub: ☐ Yes ☒ No
- (d) Lawn Sprinkler System: ☐ Yes ☒ No If yes, date of last backflow device inspection certificate: _____
- (e) 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 UMCN, MO
- (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? _____
- (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: ☒ Oven ☒ Gas Stove/Range/Cook top ☐ Exterior Lights ☐ Barbecue
☒ Water heater ☒ Gas dryer "hook up" ☐ Other FIRE PLACE
- (c) Other Equipment: ☐ TV Antenna ☒ Cable Wiring ☒ Phone Wiring ☐ Network/Data Wiring
☒ Electric Garage Door Opener Number of transmitters _____
☐ Security Alarm System ☐ Owned ☐ Leased /Lease information: _____
☐ Swimming Pool ☐ Pool Heater ☐ Spa/Hot Tub ☐ Sauna/ Pool/Spa Equipment (list): _____
☐ Satellite Dish ☐ Owned ☐ Leased/Lease Information: _____
☐ 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 _____

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ELECTRICAL

- (a) Type of service panel: ☐ Fuses ☒ Circuit Breakers
- (b) Type of wiring: ☒ Copper ☐ Aluminum ☐ Knob and Tube ☐ Unknown
- (c) 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? 7 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 ROOF REPLACED IN 2002 DUE TO HAIL STORM
- (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

HARDBOARD SIDING

- (a) Are you aware of any hardboard siding on your property? ☐ Yes ☐ No If "yes", which type? _____
- (b) Are you aware of any claims made against the manufacturer for defects in the siding? ☐ Yes ☐ No Date(s) _____
- (c) Was any money received for the claim? ☐ Yes ☐ No Date(s) _____
- (d) Are you aware of any repairs or replacements made to hardboard siding? ☐ Yes ☐ No Date(s) _____
- (e) Please explain any "yes", answers you gave in this section and give dates. _____

BASEMENT AND CRAWL SPACE (Complete only if applicable)

- (a) ☐ Sump pit ☒ Sump pit and pump
- (b) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? ☐ Yes ☒ No If "yes", please describe in detail. _____
- (c) 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 _____

PESTS OR TERMITES/WOOD DESTROYING INSECTS

- (a) Are you aware of any pests or termites/wood destroying insects adversely 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: _____