

Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 27 Ellsworth Ln, Ladue, MO 63124 (Property Address) located in the municipality of Ladue (if incorporated), County of St. Louis, Missouri.

Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist 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 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 Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage 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 Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. 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. 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.

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

- (a) Development Name Ellsworth Lane Assoc.
- (b) Contact Jim Barnes Phone 314-997-1093
Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome
 Villa Co-Op
- (c) Mandatory Assessment: # _____ \$ 500 per: month quarter half-year year
Mandatory Assessment: # _____ \$ _____ 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 many _____ identified 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) Are you aware of any condition or claim which may cause an increase in assessment or fees? Yes No
- (i) Are you aware of any material defects in any common or other shared elements? Yes No
- (j) Are you aware of any existing indentures/restrictive covenants? Yes No
- (k) Are you aware of any violation of the indentures/restrictions by yourself or by others? Yes No
- (l) Is there a recorded street/road maintenance agreement? Yes No
- (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: _____

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UTILITIES

Utility

Current Provider

Gas/Propane: Spire if Propane, is tank Owned Leased
Electric: Ameren
Water: Missouri American
Sewer: MSD
Trash: J+k Hauling
Recycle: " "
Internet: ATT
Phone: " "

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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) supplemente
- (d) Areas of house not served by central heating/cooling: Sunroom is served by cooling, but heat is
- (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:

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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) 3 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

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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

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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: Missouri American
- (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

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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

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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 Sub Zero refrigerator
- (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 2
 Security Alarm System Owned Leased/Lease information:

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111 Satellite Dish Owned Leased/Lease Information: _____
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 No If "Yes", please explain _____
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115 **ELECTRICAL**

116 Type of service panel: Fuses Circuit Breakers Other: _____

117 (a) Type of wiring: Copper Aluminum Knob and Tube Unknown

118 (b) Are you aware of any problems or repairs needed in the electrical system? Yes No If "Yes", please explain _____
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120 **ROOF, GUTTERS AND DOWNSPOUTS**

121 (a) What is the approximate age of the roof? 6-7 Years. Documented? Yes No

122 (b) Has the roof ever leaked during your ownership? Yes No If "Yes" please explain 2001 brick wall in breakfast
123 room leaked during heavy rain. This was corrected with a new roof.

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 Roof replaced in 2014 for hail damage.

126 (d) Are you aware of any problems with the roof, gutters or downspouts? Yes No If "Yes", please explain _____
127

128 **CONSTRUCTION**

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 _____
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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 location, extent, date and name of the person/company who did the repair or control effort _____
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135 (c) Are you aware that any of the work in (b) above was completed without required permits? Yes No

136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: Additions
137 to: kitchen, family room; new master bath + walk in closet; enclose screen porch,

138 (e) Were required permits obtained for the work in (d) above? Yes No add center dormer, new Pella
windows

139 **BASEMENT 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 We run a dehumidifier intermittently in summer months only, as
144 we have in any house. This is a precautionary measure as the owner is

145 allergic to mold.

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 control
148 effort _____
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150 **PESTS 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 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? Yes No

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

154 (d) 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 (f) Please explain any "Yes" answers you gave in this section _____
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158 **SOIL 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
163 the property? Yes No

164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
165 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) Yes No

167 (e) Please explain any "Yes" answers you gave in this section _____
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169 **HAZARDOUS 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? Yes 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? Yes No If "Yes", please give date performed, type of test and test
175 results _____
176 (4) Please explain any "Yes" answers you gave in this section _____
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178 (b) Asbestos Materials

- 179 (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,
180 pipe wrap, etc.? Yes No
181 (2) Are you aware of any asbestos material that has been encapsulated or removed? Yes No
182 (3) Are you aware if the property has been tested for the presence of asbestos? Yes No If "Yes", please give date performed,
183 type of test and test results _____
184 (4) Please explain any "Yes" answers you gave in this section _____
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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 type of test and test results _____
191 (4) Please explain any "Yes" answers you gave in this section _____
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193 (d) Radon

- 194 (1) Are you aware if the property has been tested for radon gas? Yes No If "Yes", please give date performed, type of test
195 and test results We had it tested when we bought in 1994. Results - no Radon.
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.
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208 **Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**

209 (g) Radioactive or Hazardous Materials

210 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 knowledge
212 in writing. Please provide such information, including a copy of such report, if available.
213

214 (h) Other Environmental Concerns

215 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.? Yes No If "Yes", please
217 explain
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219 **SURVEY AND ZONING**

- 220 (a) Are you aware of any shared or common features with adjoining properties? Yes No
221 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? Yes No
222 (c) 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 No (If "Yes", please attach) Does it include all existing improvements on the
224 property? Yes No
225 (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Yes No
226 (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 Replaced roof, gutters, skylights in 2014 due to hail storm.

MISCELLANEOUS

- (a) The approximate age of the residence is 80 years. The Seller has occupied the property from 1995 to present.
- (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 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", please explain unknown
- (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 2 cats
- (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:

Seller attaches the following document(s): _____

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