



53 UTILITIES

54 **Utility** Spire Missouri **Current Provider** Average \$81-/month if Propane, is tank  Owned  Leased

55 Gas/Propane: Ameren Average \$68/month

56 Electric: Missouri American Water Average \$36/month

57 Water: Metropolitan Sewer District Average \$51/month

58 Sewer: City of University City Total \$220/year

59 Trash: included in Trash

60 Recycle: Charter Communication \$75/month

61 Internet: NONE

62 Phone: NONE

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

64 (a) Heating Equipment:  Forced Air  Hot Water Radiators  Steam Radiators  Radiant  Baseboard

65 (b) Source of heating:  Electric  Natural Gas  Propane  Fuel Oil  Other \_\_\_\_\_

66 (c) Type of air conditioning:  Central Electric  Central Gas  Window/Wall (Number of window units \_\_\_\_\_)

67 (d) Areas of house not served by central heating/cooling: N/A GARAGE

68 (e) Additional:  Humidifier  Electronic Air Filter  Media Filter  Attic Fan  Other: \_\_\_\_\_

69 (f) Are you aware of any problems or repairs needed with any item in this section?  Yes  No If "Yes", please explain \_\_\_\_\_

70 \_\_\_\_\_

71 (g) Other details: \_\_\_\_\_

72 FIREPLACE(S)

73 (a) Type of fireplace:  Wood Burning  Vented Gas Logs  Vent Free Gas Logs  Wood Burning Stove  Natural Gas  Propane

74 (b) Type of flues/venting:  
 75  Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) 1 Location(s) Living Room  
 76  Non-Functional: Number of fireplace(s) \_\_\_\_\_ Location(s) \_\_\_\_\_ Please explain \_\_\_\_\_

77 (c) Are you aware of any problems or repairs needed with any item in this section?  Yes  No If "Yes", please explain \_\_\_\_\_

78 \_\_\_\_\_

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

80 (a) Water Heater:  Electric  Natural Gas  Propane  Tankless  Other: \_\_\_\_\_

81 (b) Ice maker supply line:  Yes  No

82 (c) Jet Tub:  Yes  No

83 (d) Swimming Pool/Spa/Hot Tub:  Yes  No  
 (If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)

84 (e) Lawn Sprinkler System:  Yes  No If yes, date of last backflow device inspection certificate: \_\_\_\_\_

85 (f) Are you aware of any problems or repairs needed in the plumbing system?  Yes  No If "Yes", please explain \_\_\_\_\_  
whirlpool jets - not functional

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

89 (a) What is the source of your drinking water?  Public  Community  Well  Other (explain) \_\_\_\_\_

90 (b) If Public, identify the utility company: MISSOURI AMERICAN WATER

91 (c) Do you have a softener, filter or other purification system?  Yes  No  Owned  Leased/Lease Information \_\_\_\_\_

92 (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 \_\_\_\_\_

94 SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

95 (a) What is the type of sewerage system to which the house is connected?  Public  Private  Septic  Aerator  Other  
 If "Other" please explain \_\_\_\_\_

96 (b) Is there a sewerage lift system?  Yes  No If "Yes", is it in good working condition?  Yes  No

97 (c) When was the septic/aerator system last serviced? N/A

98 (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 \_\_\_\_\_

101 APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)

102 (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 \_\_\_\_\_

103 (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 \_\_\_\_\_

104 (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: \_\_\_\_\_

- 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 \_\_\_\_\_
- 114 \_\_\_\_\_

**ELECTRICAL**

- 115 Type of service panel:  Fuses  Circuit Breakers  Other: \_\_\_\_\_
- 116 (a) Type of wiring:  Copper  Aluminum  Knob and Tube  Unknown
- 117 (b) Are you aware of any problems or repairs needed in the electrical system?  Yes  No If "Yes", please explain \_\_\_\_\_
- 118 \_\_\_\_\_
- 119 \_\_\_\_\_

**ROOF, GUTTERS AND DOWNSPOUTS**

- 120 (a) What is the approximate age of the roof? 7 Years. Documented?  Yes  No
- 121 (b) Has the roof ever leaked during your ownership?  Yes  No If "Yes" please explain \_\_\_\_\_
- 122 \_\_\_\_\_
- 123 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?  Yes  No If "Yes",
- 124 please explain Shingles removed & replaced in 2014
- 125 (d) Are you aware of any problems with the roof, gutters or downspouts?  Yes  No If "Yes", please explain \_\_\_\_\_
- 126 \_\_\_\_\_
- 127 \_\_\_\_\_

**CONSTRUCTION**

- 128 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,
- 129 decks/porches or other load bearing components?  Yes  No If "Yes" please describe in detail \_\_\_\_\_
- 130 \_\_\_\_\_
- 131 (b) Are you aware of any repairs to any of the building elements listed in (a) above?  Yes  No If "Yes", please describe the
- 132 location, extent, date and name of the person/company who did the repair or control effort \_\_\_\_\_
- 133 \_\_\_\_\_
- 134 (c) Are you aware that any of the work in (b) above was completed without required permits?  Yes  No NA
- 135 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: NONE
- 136 \_\_\_\_\_
- 137 (e) Were required permits obtained for the work in (d) above?  Yes  No
- 138 \_\_\_\_\_

**BASEMENT AND CRAWL SPACE (Complete only if applicable)**

- 139 (a)  Sump pit  Sump pit and pump
- 140 (b) Type of foundation:  Concrete  Stone  Cinder Block  Wood
- 141 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space?  Yes  No If "Yes", please
- 142 describe in detail \_\_\_\_\_
- 143 \_\_\_\_\_
- 144 \_\_\_\_\_
- 145 (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- 146  Yes  No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
- 147 effort \_\_\_\_\_
- 148 \_\_\_\_\_
- 149 \_\_\_\_\_

**PESTS OR TERMITES/WOOD DESTROYING INSECTS**

- 150 (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements?  Yes  No
- 151 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects?  Yes  No
- 152 (c) Is your property currently under a warranty contract by a licensed pest/termite control company?  Yes  No
- 153 (d) Are you aware of any pest/termite control reports for the property?  Yes  No
- 154 (e) Are you aware of any pest/termite control treatments to the property?  Yes  No
- 155 (f) Please explain any "Yes" answers you gave in this section NA
- 156 \_\_\_\_\_
- 157 \_\_\_\_\_

**SOIL AND DRAINAGE**

- 158 (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?  Yes  No
- 159 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
- 160 property?  Yes  No
- 161 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect
- 162 the property?  Yes  No
- 163 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
- 164 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
- 165 e.g. retention ponds, rain gardens, sand filters, permeable pavement)  Yes  No
- 166 (e) Please explain any "Yes" answers you gave in this section \_\_\_\_\_
- 167 \_\_\_\_\_
- 168 \_\_\_\_\_

**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 \_\_\_\_\_

\_\_\_\_\_  
BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

\_\_\_\_\_  
SELLER SELLER

228 **INSURANCE**

229 Are you aware of any claims that have been filed for damages to the property?  Yes  No If "Yes", please provide the following  
230 information: date of claim, description of claim, repairs and/or replacements completed \_\_\_\_\_  
231 April, 2014, - Hail damage to roof. - Shingles & Copper replaced.  
232 \_\_\_\_\_  
233 \_\_\_\_\_

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 30 years. The Seller has occupied the property from 7/2006 to present.
- 236 (b) Has the property been continuously occupied during the last twelve months?  Yes  No If "No", please explain \_\_\_\_\_
- 237 \_\_\_\_\_
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or  
239 any other required governmental authority?  Yes  No If "Yes", please explain \_\_\_\_\_
- 240 \_\_\_\_\_
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county?  Yes  No If "Yes", please  
242 explain \_\_\_\_\_
- 243 (e) Is the property designated as a historical home or located in a historic district?  Yes  No If "Yes", please explain \_\_\_\_\_
- 244 \_\_\_\_\_
- 245 (f) Is property tax abated?  Yes  No Expiration date \_\_\_\_\_ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property?  Yes  No If "Yes" please explain \_\_\_\_\_  
247 2 small dogs
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?  Yes  No (If "Yes", please attach)
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?  Yes  No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor?  Yes  No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property?  Yes  No
- 252 (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
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above \_\_\_\_\_
- 254 \_\_\_\_\_

255 **Additional Comments:**

256 \_\_\_\_\_  
257 \_\_\_\_\_  
258 \_\_\_\_\_  
259 \_\_\_\_\_  
260 \_\_\_\_\_

261 Seller attaches the following document(s): \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_  
BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page VF / PF  
SELLER SELLER

262 **SELLER'S ACKNOWLEDGEMENT:**

263 Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge.  
264 Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and  
265 their licensees to furnish a copy of this statement to prospective Buyers.

266 Norman Fraim 1/26/21  
267 SELLER SIGNATURE DATE

Phyllis Fraim 1/26/21  
SELLER SIGNATURE DATE

268 NORMAN FRAIM  
269 Seller Printed Name

Phyllis Fraim  
Seller Printed Name

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's  
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in  
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information  
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker  
275 is not an expert at detecting or repairing physical defects in property.

276 \_\_\_\_\_  
277 BUYER SIGNATURE DATE

\_\_\_\_\_  
BUYER SIGNATURE DATE

278 \_\_\_\_\_  
279 Buyer Printed Name

\_\_\_\_\_  
Buyer Printed Name

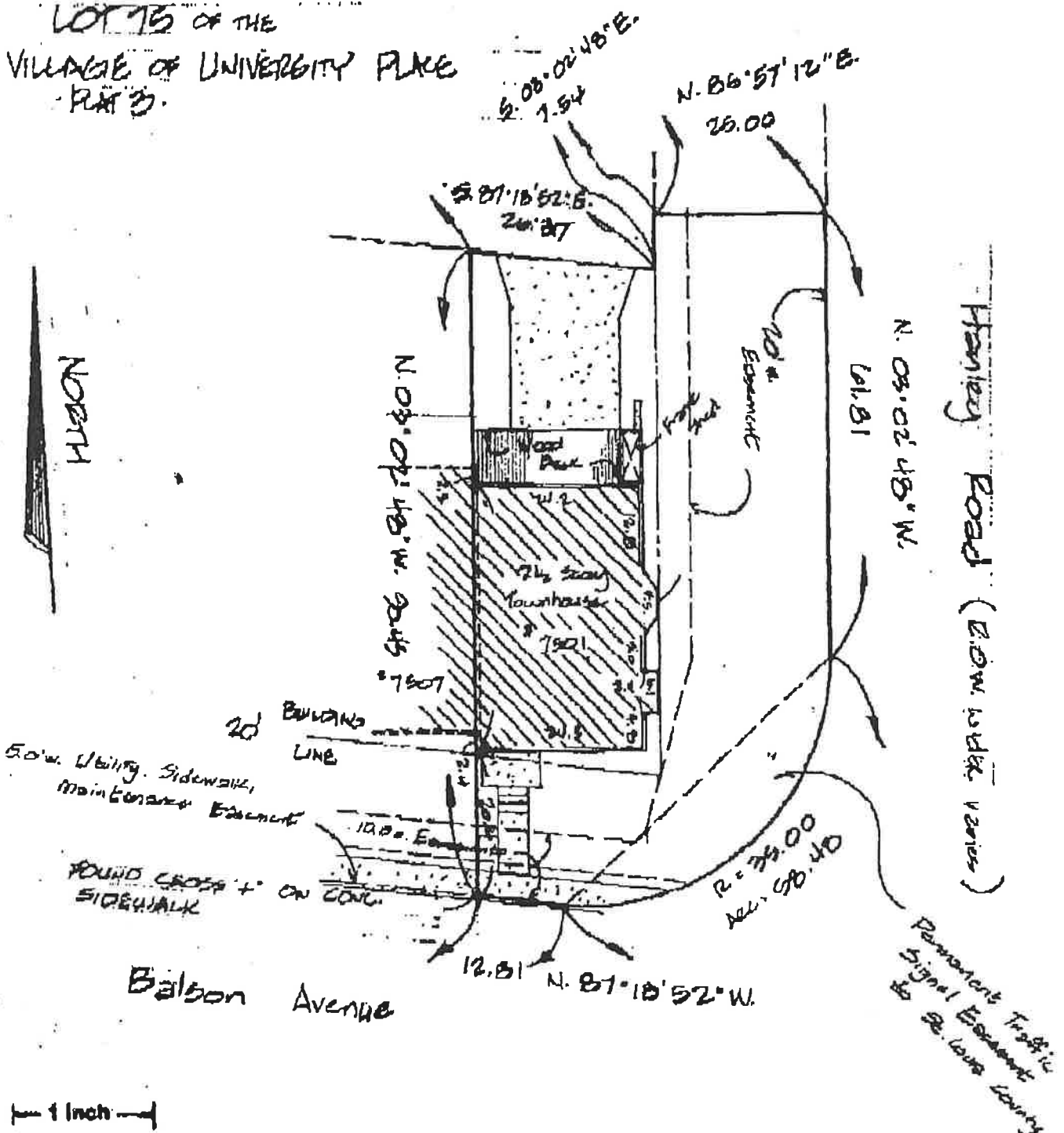
Barb Brennan or Shanna

Maggie Malcolm 993-8880

# SURVEYORS REAL PROPERTY REPORT (SRPR)

(THIS REPORT DOES NOT CONSTITUTE A BOUNDARY SURVEY)

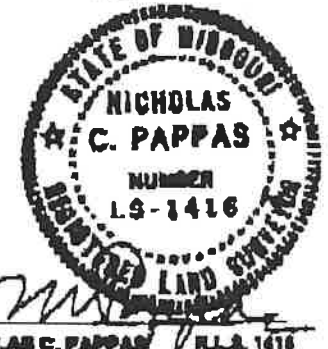
LOT 75 OF THE  
VILLAGE OF UNIVERSITY PLACE  
- PLAT 3.



1 inch

SCALE: 1" = 70'  
TOLERANCE OF LOCATION MEASUREMENTS = ± 0.5'

THIS IS TO CERTIFY THAT AT THE REQUEST OF LAND TITLE COMPANY  
CLAYTON WE HAVE, ON THE 11<sup>TH</sup> DAY OF  
MARCH 1996 MADE A SURVEYORS REAL PROPERTY REPORT ON  
LOT 75 OF THE VILLAGE OF UNIVERSITY PLACE - PLAT 3,  
A SUBDIVISION AS RECORDED IN PLAT BOOK 303 PAGE 15  
IN ST. LOUIS COUNTY RECORDED, MISSOURI, AND THAT THE RESULTS OF SAID  
 SURVEYORS REAL PROPERTY REPORT ARE REPRESENTED UPON THIS PLAT.



THIS SURVEYORS REAL PROPERTY REPORT WAS CONDUCTED BY THE LAND SURVEYOR OR UNDER HIS IMMEDIATE PERSONAL SUPERVISION. THE ACCOMPANYING DRAWING IS A REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF THE REPORT AND THAT THIS DOCUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. NO PROPERTY MARKERS/COINERS WERE SET, AND THE INFORMATION SHOWN ON THIS DRAWING SHALL NOT BE USED TO ESTABLISH ANY FENCE, STRUCTURE OR OTHER IMPROVEMENTS. THE LINEAR AND ANGULAR VALUES SHOWN ON THIS DRAWING ARE BASED ON RECORDED OR DEEDED INFORMATION AND HAVE NOT BEEN VERIFIED. THIS FIRM IS NOT EXTENDING A WARRANTY TO THE PRESENT OR FUTURE OWNERS OR OCCUPANTS.

**TOPOS SURVEYING & ENGINEERING CORP.**  
 790 ST. FRANCIS ST. FLORISSANT, MISSOURI 63031  
 PHONE NUMBERS: (314) 838-8808 FAX: 838-8141

REVISION \_\_\_\_\_  
 PAGE 1 OF 1  
396-185  
 ORDER NO.