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If you do not understand it, consult your attorney.
The text of this form may not be altered in any manner
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Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

1 To be completed by SELLER concerning 705 Joyce Ann (Property Address) located
2 in the municipality of Manchester (if incorporated), County of St. Louis, Missouri.
3 Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect
4 Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property
5 being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot
6 guarantee the accuracy of the information in this form.

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

17 TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY
18 CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this
19 disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment
20 included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure
21 that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the
22 Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of
23 the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements,
24 products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.
25 Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price
26 or you should make the correction of these conditions by the Seller a requirement of the sale contract.

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

- (a) Development Name
(b) Contact Phone
Type of Property: (check all that apply) [X] Single-Family Residence [] Multi-Family [] Condominium [] Townhome
[] Villa [] Co-Op
(c) Mandatory Assessment: # \$ 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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53 **UTILITIES**

54 Utility **Current Provider**
55 Gas/Propane: Spire if Propane, is tank Owned Leased
56 Electric: Ameren
57 Water: Missouri American Water
58 Sewer: MSD
59 Trash: Republic
60 Recycle: Repu
61 Internet: AT&T
62 Phone: _____

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: _____
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 HVAC
70 needs new blower
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) _____ Location(s) _____
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
84 **(If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)**
85 (e) Lawn Sprinkler System: Yes No If yes, date of last backflow device inspection certificate: _____
86 (f) Are you aware of any problems or repairs needed in the plumbing system? Yes No If "Yes", please explain _____
87 _____

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: _____
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
93 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
96 If "Other" please explain _____
97 (b) Is there a sewerage lift system? Yes No If "Yes", is it in good working condition? Yes No
98 (c) When was the septic/aerator system last serviced? _____
99 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? Yes No
100 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
103 Dishwasher Garbage Disposal Trash Compactor Wired smoke alarms Electric dryer (hook up)
104 Ceiling Fan(s) Intercom System Central Vacuum System Other _____
105 (b) Gas Appliances & Equipment: Natural Gas Propane
106 Oven Gas Stove/Range/Cook top Exterior Lights Barbecue Water heater Tankless Water Heater
107 Gas dryer (hook up) Other _____
108 (c) Other Equipment: TV Antenna Cable Wiring Phone Wiring Network/Data Wiring
109 Electric Garage Door Opener(s) Number of controls _____
110 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 _____
- 114 _____

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 _____
- 119 _____

120 **ROOF, GUTTERS AND DOWNSPOUTS**

- 121 (a) What is the approximate age of the roof? 1 Years. Documented? Yes No
- 122 (b) Has the roof ever leaked during your ownership? Yes No If "Yes" please explain _____
- 123 _____
- 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 _____
- 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 _____
- 131 _____
- 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 _____
- 134 _____
- 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: _____
- 137 _____
- 138 (e) Were required permits obtained for the work in (d) above? Yes No

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 _____
- 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 control
- 148 effort _____
- 149 _____

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 _____
- 157 _____

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 _____
- 168 _____

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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 _____

177 _____

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 _____

185 _____

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 _____

192 _____

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 _____

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 _____

199 (e) Methamphetamine

200 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
201 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?

202 Yes No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain

203 _____

204 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)

205 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? Yes No
206 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such
207 information.

208 _____

209 **Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**

210 _____

211 (g) Radioactive or Hazardous Materials

212 Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
213 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.

214 _____

215 _____

216 _____

217 (h) Other Environmental Concerns

218 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

219 _____

220 _____

221 **SURVEY AND ZONING**

222 (a) Are you aware of any shared or common features with adjoining properties? Yes No

223 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? Yes No

224 (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? Yes No

225 (d) Do you have a survey of the property? Yes No (If "Yes", please attach) Does it include all existing improvements on the
226 property? Yes No

227 (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 _____

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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 _____
232 _____
233 _____

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 71 _____ years. The Seller has occupied the property from 2004 _____ to 2021 _____.
- 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 _____
- 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): _____

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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  dotloop verified
04/07/21 4:22 PM CDT
C3GA-JZCD-BUFW-RHTT
267 SELLER SIGNATURE DATE

 dotloop verified
04/07/21 5:25 PM CDT
XWQS-T9LH-IHYO-FJDB
SELLER SIGNATURE DATE


268 James Thomes
269 Seller Printed Name

Jaymie Thomes
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