

This document has legal consequences.  
If you do not understand it, consult your attorney.  
The text of this form may not be altered in any manner  
without written acknowledgement of all parties.

Form # 2091 01/20

### SELLER'S DISCLOSURE STATEMENT

1 To be completed by **SELLER** concerning 7035 Forsyth Blvd, University City, MO, 63105 (Property Address) located  
2 in the municipality of University City (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)**

- 28 (a) Development Name \_\_\_\_\_
- 29 (b) Contact \_\_\_\_\_ Phone \_\_\_\_\_
- 30 Type of Property: (check all that apply)  Single-Family Residence  Multi-Family  Condominium  Townhome
- 31  Villa  Co-Op
- 32 (c) Mandatory Assessment: # \_\_\_\_\_ \$ \_\_\_\_\_ per:  month  quarter  half-year  year
- 33 Mandatory Assessment: # \_\_\_\_\_ \$ \_\_\_\_\_ per:  month  quarter  half-year  year
- 34 (d) Mandatory Assessment(s) include:
- 35  entrance sign/structure  street maintenance  common ground  snow removal of common area
- 36  snow removal specific to this dwelling  landscaping of common area  landscaping specific to this dwelling
- 37  clubhouse  pool  tennis court  exercise area  reception facility  water  sewer  trash removal
- 38  doorman  cooling  heating  security  elevator  other common facility \_\_\_\_\_
- 39  assigned parking space(s): how many \_\_\_\_\_ identified as \_\_\_\_\_  some insurance  real estate taxes
- 40  other specific item(s): \_\_\_\_\_
- 41  Exterior Maintenance of this dwelling covered by Assessment: \_\_\_\_\_
- 42 (e) Optional Assessment(s)/Membership(s) Please explain \_\_\_\_\_
- 43 \_\_\_\_\_
- 44 (f) Are you aware of any existing or proposed special assessments?  Yes  No
- 45 (g) Are you aware of any special taxes and/or district improvement assessments?  Yes  No
- 46 (h) Are you aware of any condition or claim which may cause an increase in assessment or fees?  Yes  No
- 47 (i) Are you aware of any material defects in any common or other shared elements?  Yes  No
- 48 (j) Are you aware of any existing indentures/restrictive covenants?  Yes  No
- 49 (k) Are you aware of any violation of the indentures/restrictions by yourself or by others?  Yes  No
- 50 (l) Is there a recorded street/road maintenance agreement?  Yes  No
- 51 (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: \_\_\_\_\_
- 52 \_\_\_\_\_

/   
BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

   
03/30/21 / 04/01/21  
dotloop verified dotloop verified

53 **UTILITIES**

54 Utility Current Provider  
55 Gas/Propane: Spire if Propane, is tank  Owned  Leased  
56 Electric: Ameren  
57 Water: Missouri American  
58 Sewer: Metro St. Louis  
59 Trash: University City  
60 Recycle: University City  
61 Internet: AT&T  
62 Phone: N/A

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  
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: New 2nd Floor AC installed 8/2013, and main floor unit 7/2016

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  
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: Missouri American  
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 1  
110  Security Alarm System  Owned  Leased /Lease information: \_\_\_\_\_

/   
BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

03/30/21 / 04/01/21  
SELLER SELLER  
dotloop verified dotloop verified

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? 96 Years. Documented?  Yes  No  
122 (b) Has the roof ever leaked during your ownership?  Yes  No If "Yes" please explain Experienced small leak in the north  
123 quadrant of the roof and had that quadrant of the roof repaired including laying down new felt in January of 2020  
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 Had broken tiles repaired over the years, in 2020 the north back quarter of the roof was redone  
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: Kitchen and Bath  
137 remodel, floors refinished in 2013  
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 From time to time there is dampness in the Northwest corner of the basement  
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 No live termites found during Mick's inspections including most  
157 recently 2017

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

/  Initials BUYER and SELLER acknowledge they have read this page  
BUYER BUYER  
03/30/21 / 04/01/21  
SELLER SELLER  
dotloop verified dotloop verified

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 This was tested when previous owner bought the house. No radon found per disclosure provided to us
- 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.  
207 \_\_\_\_\_

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  
218 \_\_\_\_\_

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 Common feature, neighbor shares gate to side yard  
227 \_\_\_\_\_

228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400  
401  
402  
403  
404  
405  
406  
407  
408  
409  
410  
411  
412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457  
458  
459  
460  
461  
462  
463  
464  
465  
466  
467  
468  
469  
470  
471  
472  
473  
474  
475  
476  
477  
478  
479  
480  
481  
482  
483  
484  
485  
486  
487  
488  
489  
490  
491  
492  
493  
494  
495  
496  
497  
498  
499  
500  
501  
502  
503  
504  
505  
506  
507  
508  
509  
510  
511  
512  
513  
514  
515  
516  
517  
518  
519  
520  
521  
522  
523  
524  
525  
526  
527  
528  
529  
530  
531  
532  
533  
534  
535  
536  
537  
538  
539  
540  
541  
542  
543  
544  
545  
546  
547  
548  
549  
550  
551  
552  
553  
554  
555  
556  
557  
558  
559  
560  
561  
562  
563  
564  
565  
566  
567  
568  
569  
570  
571  
572  
573  
574  
575  
576  
577  
578  
579  
580  
581  
582  
583  
584  
585  
586  
587  
588  
589  
590  
591  
592  
593  
594  
595  
596  
597  
598  
599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630  
631  
632  
633  
634  
635  
636  
637  
638  
639  
640  
641  
642  
643  
644  
645  
646  
647  
648  
649  
650  
651  
652  
653  
654  
655  
656  
657  
658  
659  
660  
661  
662  
663  
664  
665  
666  
667  
668  
669  
670  
671  
672  
673  
674  
675  
676  
677  
678  
679  
680  
681  
682  
683  
684  
685  
686  
687  
688  
689  
690  
691  
692  
693  
694  
695  
696  
697  
698  
699  
700  
701  
702  
703  
704  
705  
706  
707  
708  
709  
710  
711  
712  
713  
714  
715  
716  
717  
718  
719  
720  
721  
722  
723  
724  
725  
726  
727  
728  
729  
730  
731  
732  
733  
734  
735  
736  
737  
738  
739  
740  
741  
742  
743  
744  
745  
746  
747  
748  
749  
750  
751  
752  
753  
754  
755  
756  
757  
758  
759  
760  
761  
762  
763  
764  
765  
766  
767  
768  
769  
770  
771  
772  
773  
774  
775  
776  
777  
778  
779  
780  
781  
782  
783  
784  
785  
786  
787  
788  
789  
790  
791  
792  
793  
794  
795  
796  
797  
798  
799  
800  
801  
802  
803  
804  
805  
806  
807  
808  
809  
810  
811  
812  
813  
814  
815  
816  
817  
818  
819  
820  
821  
822  
823  
824  
825  
826  
827  
828  
829  
830  
831  
832  
833  
834  
835  
836  
837  
838  
839  
840  
841  
842  
843  
844  
845  
846  
847  
848  
849  
850  
851  
852  
853  
854  
855  
856  
857  
858  
859  
860  
861  
862  
863  
864  
865  
866  
867  
868  
869  
870  
871  
872  
873  
874  
875  
876  
877  
878  
879  
880  
881  
882  
883  
884  
885  
886  
887  
888  
889  
890  
891  
892  
893  
894  
895  
896  
897  
898  
899  
900  
901  
902  
903  
904  
905  
906  
907  
908  
909  
910  
911  
912  
913  
914  
915  
916  
917  
918  
919  
920  
921  
922  
923  
924  
925  
926  
927  
928  
929  
930  
931  
932  
933  
934  
935  
936  
937  
938  
939  
940  
941  
942  
943  
944  
945  
946  
947  
948  
949  
950  
951  
952  
953  
954  
955  
956  
957  
958  
959  
960  
961  
962  
963  
964  
965  
966  
967  
968  
969  
970  
971  
972  
973  
974  
975  
976  
977  
978  
979  
980  
981  
982  
983  
984  
985  
986  
987  
988  
989  
990  
991  
992  
993  
994  
995  
996  
997  
998  
999  
1000

Initials BUYER and SELLER acknowledge they have read this page  
BUYER BUYER  
03/30/21 / 04/01/21  
dotloop verified dotloop verified

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 96 years. The Seller has occupied the property from 02/23/2012 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 University City Occupancy Permit  
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 Previous Owner - 2  
247 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 A few non egress windows in the kitchen are painted  
254 shut

255 **Additional Comments:**

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

261 Seller attaches the following document(s): St Louis Slate and Tile Roofing inspection and maintenance documents

BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page


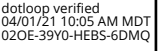
03/30/21 / 04/01/21  
SELLER SELLER  
dotloop verified dotloop verified

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    
267 SELLER SIGNATURE DATE

268 Michelle Atkinson, Trustee  
269 Seller Printed Name

   
SELLER SIGNATURE DATE


Rick Atkinson, Trustee  
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

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

  
BUYER SIGNATURE DATE

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

DATE- 12/16/2011

314-739-4040

## Inspection Report ST. LOUIS SLATE & TILE ROOFING

8437 MADELINE DR. ST. LOUIS, MO. 63114

Ms. Marilyn Salzman (Buyers Agent)  
Re: 7035 Forsyth Blvd.  
St. Louis MO. 63105  
marilynsalzman@cbgundaker.com

Mail to;  
13718 Olive Blvd.  
St. Louis, MO 63017

### Inspection Report

I have inspected the tile roof at the above address and present this report for review. In this report I will attempt to evaluate the various units that make up a roof system. By reviewing and critiquing these individual units I hope to provide you with an overview of the roof you are considering for purchase. Where possible I will provide comments, suggestions and proposals. All of which will represent my observations and opinions regarding this roof system. Keep in mind; you are receiving opinions that are intended to aid you as you consider this purchase. This report is not a warranty, nor does it imply any guarantees with regards to oversights or future issues.

#### #1- TILE ROOF

The tile roof on the house consists of a Green Glaze Spanish Tile. This type of tile is an alternative version of a similar Red Spanish Tile. The glaze is an upgrade to an already good product, which is an unglazed tile. The glaze cost more and can work to protect the ceramic/clay material that make up a tile roof. We inspected the felt underlayment at 5 random areas and found it to be in good condition. [ Sample pictures included below] This is good indicator of the overall quality of the roof, the felt is very important as a backup roof system. In the event a tile is damaged or broken water can penetrate below the roof line. It is the felt underlayment that deflects this water from entering the house. I did notice some maintenance needs that will be addressed below. My first impressions of the roof were very positive

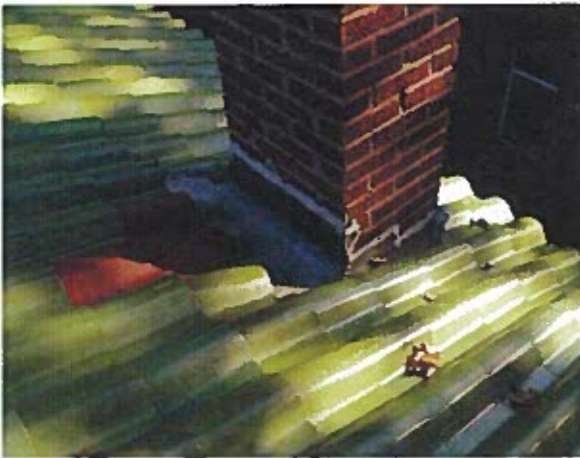
[See A below].





## #2- HIPS & RIDGES

The peak of the roof is the ridge, the sharp angles; connecting the sides are the hips. These areas are set in cement to close off various openings and create a finished appearance. Often these cemented hips and ridges require attention to maintenance. On this roof, these hips and ridges were showing only normal wear. I would consider them to be in good condition. The owner of this house should expect to make occasional maintenance touchups



## #-3 CHIMNEY FLASHINGS-[2]

There are two-2 chimneys located on the house, the rear Northwest and the front Southeast. The metal work that joins a chimney to the tile roof is referred to as chimney flashing. Ideally copper flashing are used, as is the case on this house. Like other areas of copper on a roof these flashings can wear, eventually requiring replacement.

The rear chimney has the original copper flashings, while the front chimney has been replaced with new copper. There were a few minor flaws at the front copper flashing located on the front Southeast chimney. This can be corrected with a reasonable effort, [see B below].



I also noticed a few minor defects at the rear/west side section of the Southeast front chimney. The defects are called *pop outs*, which means some of the brick joints have fallen out. Minor touchups can be performed while we're on the roof. [See C below]

Overall, the chimneys in the flashings were in good condition



Rear Chimney

**Note;** Chimneys can condensate from inside creating moisture on the interior walls of the rooms that join the chimneys. It's always good to inquire if there has ever been any moisture on the walls or any plaster repairs at the interior walls that correspond to the area joining or below the chimney. If this is confirmed contact me for further review or go to [www.wetchimney.com](http://www.wetchimney.com) for additional information.



#### #4 VENT PIPES

Protruding through the roof are various plumbing vents. These vents are capped with a lead boot flashing that is spliced into the slate roofs. You have 4 vents on the roof. The two vents on the West side are new. The remaining two on the North rear slope are the original lead boot flashings, and they appear functional. As part of our general maintenance, we inspect these lead boot flashings whenever we are on a roof performing any minor touch ups necessary to prolong the service life of these flashings.

#### #5 ADDITIONS

There are two additional roofs. The rear lower addition has a matching green glaze Spanish tile roof. I noticed a newer copper flashing has been installed where this roof meets the main house, indicating a nice upgrade or repair.  
-On the East side there is an overhang. I noted a new shingle roof on it.

#### #6 GUTTERS

Gutters are not always included in the real estate inspections, however on this house I noticed that new 6 inch aluminum gutters have been installed. This means the original copper gutters were removed at one time, and aluminum gutters were chosen as the replacements. I could see that the original copper gutters were cut away, leaving the remnants of what is referred to as a drip edge, which is a metal edging that extends underneath the roof. This is a positive thing because the drip edge is important. These aluminum gutters appear to be functional. Some areas had screens on them, such as the rear while other areas did not. Because aluminum cannot be soldered, you should expect an occasional seem to leak which can be repaired. Always best to keep gutters clean as possible to prolong their service life.

#### #7 CONCLUSIONS

Overall, I felt this roof was in good condition. With the exception of minor maintenance issues the overall quality and upkeep of the roof was good . I would estimate the remaining service life of this roof to be a minimum of 10 to 15 years, possibly 15-20 plus years depending on future maintenance commitments as well as local weather conditions.

General maintenance is advised every year or so, depending on the severity of the weather. The owner of this roof should expect maintenance costs to average in the area of \$400 per year. Occasional leakage can develop; Repair costs, per leak can average \$200-\$400. It is advised to keep everyone off the roof, painters, tuck pointers, T.V, gutter cleaners, ect...

We have photographed various areas on this roof for future reference, and are happy to answer any questions by all parties via 314-739-4040 or [mark@slatetile.com](mailto:mark@slatetile.com)

DATE- 12/16/2011

314-739-4040

## CONTRACT ST. LOUIS SLATE & TILE ROOFING

8457 MADELINE DR. ST. LOUIS, MO. 63114

Ms. Marilyn Salzman (Buyer's Agent)  
Re: 7035 Forsyth Blvd.  
St. Louis MO. 63105  
marilynsalzman@cbgundaker.com

Mail to:  
13718 Olive Blvd.  
St. Louis, MO 63017

### PROPOSALS

#### #A- General Maintenance

O- \*Remove and replace broken or missing tiles on house and attached additions, tighten and secure loose existing tiles. We will match existing tile as close as possible.

*As part of our general maintenance we will also*

O - Inspect for and seal any opened vent pipe or chimney flashings.

**Note-** *There is no reported leakage at this time. General maintenance should not be interpreted as implying any warranty against unreported, undetected, or future leakage. Reported leakage will be addressed individually with repairs and any applicable warranty clearly described and expressed.*

\*Broken and missing tiles refer to only regular field tile. Trim tiles, rake edges, ridge pieces or any specialty tiles are not included unless specified in contract

**COST for A - \$386.00.00**

#### -B- Optional

While we are on the roof, we will remove the disfigured counter flashing located on the front/ East facing of the Southeast chimney. We will furnish and install a new copper counter flashing that will contour with the existing roof line, facilitating proper drainage.

**Cost - B \$189.00 YES or NO?**

#### C- Optional-

While we are on the roof, we will repair the existing pop outs located on the Southeast chimney, on the rear facing. These areas will be pointed with mortar matching as close as possible.

**Cost.- C \$80.00 Yes or No?**

Item A to be done for the sum of- **Three Hundred eighty Nine Dollars**

**Sale Price \$389.00 #A only**

**Cost for all the work listed \$655.00**

**Sellers Terms -** Seller is best paid in full to expedite closing

**Buyers Terms:** For the Buyer with Possession of the house 1/3 DOWN. Balance upon completion. Name must be provided on contract.

**One third of total work accepted down, \$\_\_\_\_.00 DOWN PAYMENT—  
BALANCE DUE UPON COMPLETION.**

We are presently backlogged approximately 18-20 + working days.

ADVERSE WEATHER CONDITIONS CAN CAUSE UNEXPECTED DELAYS. OUR PRODUCTION IS REFLECTIVE OF WHAT LOCAL WEATHER CONDITIONS DICTATE.

\*\*\*\*\*

1. Those slates/tiles with corners missing or small cracks which do not affect the waterproof quality of the roof are to remain. Previously repaired slates or tiles are to remain unless specified in contract.
2. Work to be performed in a thorough and workmen like manner, by a skilled professional tradesman, covered by *Workers' Compensation Insurance* in addition to *personal and property liability*.
3. Estimates limited to acceptance within ninety days. Not liable for failure to perform work caused by strike, weather, fire, or anything beyond our control.
4. Quotations subject to change upon notification, by all parties, prior to start.
5. Nothing in this estimate (contract) or guarantee shall be construed to cover any consequential damages to the interior or exterior of the building or contents thereof.
6. Guarantee does not apply to any damage inflicted upon area under warranty, lightning, falling objects, tree limbs, ect.
7. Lien waivers provided upon request, final payment required.

X \_\_\_\_\_ x Mark Barnstead  
Accepted & Approved DATE \_\_\_\_\_ St. Louis Slate & Tile - Mark Barnstead  
*If acceptable, sign and mail in one copy, keep one copy for your records.  
Delete any work you do not want performed.*



Felt Underlayment Samples

Continue

# CONTRACT ST. LOUIS SLATE & TILE ROOFING

8437 MADELINE DR. ST. LOUIS, MO 63114

Ms. Michelle Atkinson  
7035 Forsyth  
St. Louis, MO 63105  
Phone- (208) 841-6540

I have inspected the job site at the above address and propose the following.

**-Roof Maintenance-**

#1- Replace broken or missing tile on house and addition, tighten and secure loose existing tile. We will match existing tile as close as possible.

- Seal open vent pipes and chimney flashings.
- Inspect metal valleys and chimneys backs for any worn holes, repairing as needed to prolong life of metal.
- *Close attention will be paid to the western slope.*

There is no reported leakage. General maintenance does not include any warranty against unreported, undetected or future leakage.

\*Broken and missing tiles refer to only regular field tile. trim tiles, rake edges, ridge pieces or any specialty tiles are not included unless specified in contract.

Work to be done for the sum of Four hundred twenty six -- Dollars

***Sale Price \$426.00***

Terms: 1/3 Down, = \$142.00 Down Payment - Balance Due Upon Completion

We are presently backlogged approximately 18+ working days.

### TERMS

1. Those slates/tiles with corners missing or small cracks which do not affect the waterproof quality of the roof are to remain. Previously repaired slates or tiles are to remain unless specified in contract.
2. Work to be performed in a thorough and workmen like manner, by a skilled professional tradesman, covered by *Workers' Compensation Insurance* in addition to *personal and property liability*.
3. Estimates limited to acceptance within ninety days. Not liable for failure to perform work caused by strike, weather, fire, or anything beyond our control.
4. Quotations subject to change upon notification, by all parties, prior to start.
5. Nothing in this estimate (contract) or guarantee shall be construed to cover any consequential damages to the interior or exterior of the building or contents thereof.
6. Guarantee does not apply to any damage inflicted upon area under warranty, lightning, falling objects, tree limbs, etc.
7. Lien waivers provided upon request, final payment period.

**X** \_\_\_\_\_  
Accepted & Approved DATE \_\_\_\_\_ 2015

Print Name \_\_\_\_\_

If acceptable, sign and mail in one copy, keep one copy for your records. Delete any work you do not want performed.

**BBB Certified**  
Since 1985



**A+ Rating**  
Family Owned & Operated 3 Generations

# CONTRACT ST. LOUIS SLATE & TILE ROOFING

8437 MADELINE DR. ST. LOUIS, MO 63114

Michelle M. Atkinson  
7035 Forsyth  
St. Louis, MO 63105  
Phone- (208) 841-6540

I have inspected the job site at the above address and propose the following.

**#1 Roof Maintenance-** Replace broken or missing tile on house and attached addition(s), tighten and secure loose existing tile. We will match existing tile as close as possible.

- Seal open vent pipes and chimney flashings.
- Inspect metal valleys and chimneys backs for any worn holes, repairing as needed to prolong life of metal.
- This work will include a missing starter tile above the front entrance, and the missing hip enclosure at rear northwest hip.

Note: The hip tiles are a rare tile, and hard to come by. We will match tile as close as possible, a slight variation might be expected.

There is no reported leakage. General maintenance does not include any warranty against unreported, undetected or future leakage.

\*Broken and missing tiles refer to only regular field tile. trim tiles, rake edges, ridge pieces or any specialty tiles are not included unless specified in contract.

Work to be done for the sum of Four hundred ninety five -- Dollars  
**Sale Price \$495.00**

terms: 1/3 down, = \$165.00 down payment - balance due upon completion  
we are presently backlogged approximately 18-20+ working days.

### TERMS

1. Those slates/tiles with corners missing or small cracks which do not affect the waterproof quality of the roof are to remain. Previously repaired slates or tiles are to remain unless specified in contract.
2. Work to be performed in a thorough and workmen like manner, by a skilled professional tradesman, covered by *Workers' Compensation Insurance* in addition to *personal and property liability*.
3. Estimates limited to acceptance within ninety days. Not liable for failure to perform work caused by strike, weather, fire, or anything beyond our control.
4. Quotations subject to change upon notification, by all parties, prior to start.
5. Nothing in this estimate (contract) or guarantee shall be construed to cover any consequential damages to the interior or exterior of the building or contents thereof.
6. Guarantee does not apply to any damage inflicted upon area under warranty, lightning, falling objects, tree limbs, etc.
7. Lien waivers provided upon request, final payment period.

**X** \_\_\_\_\_  
Accepted & Approved DATE 2017

Print Name \_\_\_\_\_

If acceptable, sign and mail in one copy, keep one copy for your records. Delete any work you do not want performed.

**BBB Certified**  
Since 1985



**A+ Rating**  
Family Owned & Operated 3 Generations

1-13/2020

Since 1985

314-739-4040

# ST. LOUIS SLATE & TILE ROOFING

8437 MADELINE DR. ST. LOUIS, MO. 63114

## INVOICE

Ms. Michelle Atkinson  
7035 Forsyth  
St. Louis MO 63105  
208-841-6540  
matkinsonboise@gmail.com

We have completed the roof work as per contract  
#1 Rear North Slope & 1A- NW Chimney Flashing

Total Cost ----- \$ 7389.00  
*Down Payment*----- \$ 2463.00  
Balance ----- \$ 4926.00

**Amount Due ----- \$4926 .00**

Payable to;  
St. Louis Slate & Tile Roofing  
8437 Madeline  
St. Louis Mo 63114

Thank you for your patience as we worked through the weather delays, its greatly appreciated by all of us. Mark

FYI: Did you know that you can order a free roof inspection online at [www.slatetile.com](http://www.slatetile.com)



Since 1985

Family Owned & Operated

3 generations