

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 16183 Wilson Manor Drive, Chesterfield, MO 63005 (Property Address) located
2 in the municipality of Chesterfield (if incorporated), County of St. Louis County, 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 Wilson Manors
- 29 (b) Contact Keith Wenk Phone 925-389-0513
- 30 Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome
- 31 Villa Co-Op
- 32 (c) Mandatory Assessment: # _____ \$ 450.00 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

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: Metropolitan Sewer District

59 Trash: Metropolitan Sewer District

60 Recycle: Metropolitan Sewer District

61 Internet: Spectrum

62 Phone: AT&T

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 _____

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) 3 Location(s) lr, master, bsmt

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 _____

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: April 2021

86 (f) Are you aware of any problems or repairs needed in the plumbing system? Yes No If "Yes", please explain Haven't used the
87 sprinkler system while living here. Backflow test is fine and system is working. Some sprinkler heads need to be replaced.

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
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 2

110 Security Alarm System Owned Leased /Lease information: _____

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BUYER BUYER

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- 111 Satellite Dish Owned Leased/Lease Information: Direct TV
- 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? .25 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 new roof 2 months ago
- 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: new driveway
- 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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BUYER BUYER

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SELLER SELLER

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 July 2018
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 we have a mitigation system

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 _____

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 _____
227

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BUYER BUYER

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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 new roof/wind damage
231 _____
232 _____
233 _____

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 31 years. The Seller has occupied the property from 09/01/2018 to 04/09/2021 .
- 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 1 cat
- 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): _____

BUYER BUYER

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04/19/21 / 04/19/21
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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  
267 SELLER SIGNATURE DATE

268 Alan Bean
269 Seller Printed Name

 
SELLER SIGNATURE DATE


Leslie Bean
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

494609-000524

PROPERTY'S RECORD TITLE OWNER (WEICHERT SELLER) DISCLOSURE STATEMENT

This Seller Disclosure by the property's record title owner(s) ("Weichert Seller") **Alan Bean, Leslie Bean** concerns the real property and fixtures (the "Property") located at the following address: **16183 Wilson Manor Dr , Chesterfield, MO 63005.**

This statement is a disclosure of the conditions of the property. All representations made herein by Weichert Seller shall remain the responsibility of Weichert Seller; Weichert Seller understands that Weichert Workforce Mobility Inc. (Weichert) may show this document to buyers for informational purposes only.

INSTRUCTIONS TO THE RECORD TITLE OWNER (WEICHERT SELLER)

As the potential purchaser of the Property from Weichert Seller, Weichert requires the following information contained in this document. Please know that your failure to make accurate and complete disclosures will be a breach of any agreement you may sign with Weichert, regardless of any use of these disclosures by prospective buyers. **Based on the questions and your answers, please explain further in the space provided.**

TO ANY PROSPECTIVE BUYER FROM WEICHERT

Weichert has purchased the Property as a corporation relocation benefit to the Record Title Owner, who is the Signatory on the deed to be granted to the prospective buyer. As part of such purchase, Weichert obtained this Seller Disclosure Statement from such prior owner. This document is a statement of Weichert Seller opinion concerning the condition of the Property, and not a statement or representation of Weichert with respect to the Property. Weichert has never occupied the Property, and cannot verify whether all the information provided in this Weichert Seller Disclosure Statement is accurate and therefore makes no warranties or representations with respect to the Property of this Weichert Seller Disclosure Statement. Weichert provides such Weichert Seller Disclosure Statement to prospective buyers for whatever informational purpose(s) it may or may not have, and such document shall **NOT** be deemed to be any sort of warranty from Weichert or Weichert Seller to a prospective buyer regarding the Property and is **NOT** a substitute for a thorough inspection of the Property by a prospective buyer.

Statement and Representation of Weichert Seller starts on the next page.



494609-000524

THE STATEMENT AND REPRESENTATION OF WEICHERT 'S SELLER AS TO THE PROPERTY IS AS FOLLOWS:

PREAMBLE: The term "ever" when used herein refers to problems of which you became aware by personal observation or otherwise during your occupancy and/or by any former owner(s).

1. HOUSE SYSTEMS AND PROPERTY STRUCTURES

1(a) Are you aware of any present or past problems affecting one or more of the following : CHECK "N/A" FOR ANY ITEM(S) THAT ARE NOT APPLICABLE								
	YES	NO	N/A		YES	NO	N/A	
Electrical wiring		X		Exterior Walls, including any siding/other covering		X		
Central Air Conditioning		X		Ceiling		X		
Other Air Conditioning (Type _____)		X		Windows		X		
Plumbing		X		Doors		X		
Floors		X		Driveways		X		
Well		X		Fences		X		
Sprinkler System		X		Patios		X		
Smoke Detector		X		Interior Lighting/Fixtures		X		
Interior Walls		X		Exterior Lighting/Fixtures		X		
If "Yes" to any of the above, please explain (attach additional page(s) if necessary):								
					YES	NO	N/A	
1(b) Does the property have one (1) or more fireplaces If "Yes", indicate when the flue(s) were last cleaned: <i>Unknown</i>					X			
1(c) If "Yes" to 1(b), are you aware of any present or past problem(s) with the chimney(s), firebox(es), damper(s), and/or flue(s) If "Yes", please explain:						X		
1(d) Does the property have any flue(s) for wood, coal, and/or oil stoves or furnaces If "Yes", indicate when the flue(s) were last cleaned):						X		
1(e) If "Yes" to 1(d), are you aware of any present or past problem(s) with the wood, coal, and/or oil stove or furnace flue(s) If "Yes", please explain:								X
1(f) Are all appliances included in the sale in working order If "No", please explain:					X			
1(g) What type(s) of siding are on the exterior walls: <i>Vinyl</i>								
1(h) In what year the home was built: <i>1989</i>								



494609-000524

2. HEATING / HOT WATER / WINTERIZATION

	Oil	Gas	Electric	Wood	Other
2(a) Type of heating system(s) - if "Other", please explain:		X			
2(b) Type of hot-water system - if "Other", please explain:		X			
			YES	NO	N/A
2(c) Are all rooms heated by the system(s) identified in 2(a): If "No", please explain:			X		
2(d) Are you aware of any heating/hot water system inspection(s) that were ever completed				X	
2(e) If "Yes" to 2(d), do you have copies of any inspection(s) done					X
2(f) What is the age of the heating system:					7 years / 1 year
2(g) When was the heating system last serviced:					1 year
2(h) System Ownership:					
Propane/gas tank(s) for furnace	<input type="checkbox"/> OWNED	<input type="checkbox"/> RENTED	<input checked="" type="checkbox"/> N/A		
Propane/gas tank(s) for kitchen stove	<input type="checkbox"/> OWNED	<input type="checkbox"/> RENTED	<input checked="" type="checkbox"/> N/A		
Hot water heater(s)	<input checked="" type="checkbox"/> OWNED	<input type="checkbox"/> RENTED	<input type="checkbox"/> N/A		
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.					

3. ELECTRICAL SYSTEMS

	YES	NO	N/A
3(a) Are you aware of any electrical additions, changes, or repairs ever made to this property If "Yes", please explain:		X	
3(b) If "Yes" to 3(a), are you aware if all required permits and/or government approvals were obtained If "No", please explain:			X
3(c) If "Yes" to 3(a), did you do any of the work yourself If "Yes", please explain:			X
3(d) If "Yes" to 3(a), was any of the work done by a licensed contractor If "Yes", please explain:			X
3(e) Are you aware of any electrical system inspection(s) that were ever completed	X		
3(f) If "Yes" to 3(e), do you have copies of any electrical system inspection(s) done	X		
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			



494609-000524

4. INSULATION / ASBESTOS	YES	NO	N/A
4(a) Are you aware if the property is insulated If "Yes", please identify the type(s) of insulation or check the "Unknown" box (<input type="checkbox"/> Unknown): <i>Fiberglass</i> If "No", please explain:	X		
4(b) Are you aware if urea formaldehyde foam insulation (UFFI) was ever present in the property: If "Yes," please explain:		X	
4(c) Are you aware of any air test(s) for UFFI/formaldehyde that were ever done		X	
4(d) If "Yes" to 4(c), do you have copies of any test results for UFFI/formaldehyde		X	
4(e) Are you aware if asbestos-containing insulation and/or materials is present If "Yes", please explain :		X	
4(f) Are you aware of any test(s) for asbestos-containing insulation or materials ever completed on the home:		X	
4(g) If yes to 4(f), do you have copies of any asbestos test results on the home:		X	
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

5. MOISTURE	YES	NO	N/A
5(a) Are you aware of any present or past water problems and/or dampness conditions anywhere in the house including but not limited to roofs, floors, walls (exterior/interior and between) bathrooms, kitchens, basement, crawl space:		X	
5(b) If "Yes" to Question 5(a), are you aware if the problem(s) have been corrected? If "Yes", define how the problem(s) was/were corrected or if "No, please explain:			X
5(c) Are you aware of any moisture test(s) ever completed on the home or other structure(s) on the property:		X	
5(d) If "Yes" to 5(c), do you have copies of any moisture test(s) results:			X
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

6. INDOOR AIR QUALITY (IAQ) / MOLD / RADON GAS	YES	NO	N/A
6(a) Are you aware of any present or past mold problem (visible mold and/or non-visible mold) in this property If "Yes" to either/both, please explain:		X	
6(b) Are you aware of any present or past Indoor Air Quality problem in this property If "Yes", please explain:		X	
6(c) Are you aware of any IAQ test(s) ever done to determine if there is an Indoor Air Quality problem in this property		X	
6(d) If "Yes: to 6(c), do you have copies of any IAQ tests done			X



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6. INDOOR AIR QUALITY (IAQ) / MOLD / RADON GAS (continued)	YES	NO	N/A
6(e) Are you aware of any present or past elevated Radon Gas in this property If "Yes", please explain:		X	
6(f) Is there a radon mitigation system installed in the property	X		
6(g) Are you aware of any test(s) ever done to determine if there is a Radon Gas problem in this property	X		
6(h) If "Yes" to 6(g), do you have copies of any of the tests done	X		
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should to provide to Weichert.			

7. ADDITIONS / RENOVATIONS	YES	NO	N/A
7(a) Are you aware of any structural additions, changes, and/or repairs made to this property by former owners If "Yes", please explain:		X	
7(b) If "Yes" to 7(a), are you aware if all required permits and/or government approvals were obtained If "No", please explain:		X	
7(c) If "Yes" to 7(a) Are you aware if any work was done by a licensed contractor If "Yes", please explain:		X	
7(d) Have you made any structural additions, changes, and/or repairs to this property If "Yes", please explain: <i>new driveway</i>	X		
7(e) If "Yes" to 7(d), are you aware if all required permits and/or government approvals were obtained If "No", please explain:	X		
7(f) If "Yes" to 7(d) were structural additions, changes, and/or repairs completed by a licensed contractor	X		
7(g) If "Yes" to 7(f), did you do any of the work yourself If "Yes", please explain:		X	
7(h) If "Yes" to 7(a) or 7(d) do you have copies of the required permits for the completed work		X	
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should to provide to Weichert.			



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8. LAND / FOUNDATION	YES	NO	N/A
8(a) Are you aware if this property is located in a flood zone		X	
8(b) Are you aware if this property ever had a drainage or flooding problem If "Yes", please explain		X	
8(c) Are you aware if this property is located on an earthquake fault		X	
8(d) Are you aware if the property is located on filled or expansive soil If "Yes", please explain:		X	
8(e) Are you aware of any present or past sliding, settling, earth movement, upheaval, or earth stability problems on your property If "Yes", please explain:		X	
8(f) Are you aware of any present or past sliding, settling, earth movement, upheaval, or earth stability problems in the immediate neighborhood If "Yes", please explain:		X	
8(g) Are you aware of any present or past underground fuel tank(s) on this property If "Yes", please explain and include the fuel type(s) of the underground tank(s):		X	
8(h) If "Yes" to 8(g) are you aware of any present or past problem(s) with any underground fuel tank(s), including but not limited to leaking If "Yes", please explain:		X	
8(i) Are you aware of any inspection(s) and/or test(s) ever completed on the underground tank(s)		X	
8(j) If "Yes" to 8(i), do you have copies of any inspections/tests done		X	
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

9. ROOF	YES	NO	N/A
9(a) Are you aware of any present or past leaks in the roof If "Yes", please explain:		X	
9(b) Are you aware of any present or past problems with the roof, other than leaks		X	
9(c) Are you aware of any repairs made to the roof If "Yes", please explain:	X	X	
9(d) Are you aware if the roof was ever replaced If "Yes", please explain: <i>wind damage, replaced 2/21</i>	X		
9(e) Are you aware of any roof inspection(s) ever completed on the home	X		
9(f) If "Yes" to 9(e), do you have copies of any inspections done		X	
9(g) In what year was the roof installed: <i>2021</i>			
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			



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10. EXTERIOR CLADDING	YES	NO	N/A
10(a) Is any part of your exterior cladding made of Stucco (any type) If "Yes", to the best of your knowledge, please identify where the Stucco is:		X	
10(b) Are you aware of what type of Stucco you have If "Yes", please identify:			X
10(c) Are you aware of any Stucco repairs made to the property If "Yes", please explain:			X
10(d) Are you aware if any Synthetic Stucco (E.I.F.S. - External Insulated Finish Systems) was ever present on the property If "Yes", please explain			X
10(e) If Synthetic Stucco is present on this property, are you aware of any repairs ever made to it If "Yes", please explain:			X
10(f) Are you aware of any Synthetic Stucco problem affecting other properties in this neighborhood If "Yes", please explain:			X
10(g) Are you aware if any part of your exterior cladding is made of Manufactured Stone Veneer (MSV) If "Yes", to the best of your knowledge please identify where the Manufactured Stone Veneer is:			X
10(h) Are you aware of any test(s) ever done to determine if there is Synthetic Stucco present in this property and/or that the Stucco may be a problem			X
10(i) If "Yes" to 10(h), do you have copies of any test(s) done			X
10(j) Are you aware of any test(s) ever done to determine if there is Manufactured Stone Veneer present in this property and/or that the MSV may be a problem			X
10(k) If "Yes" to 10(j), do you have copies of any test(s) done			X
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should to provide to Weichert.			

11. SEWAGE / DISPOSAL SYSTEM	YES	NO	N/A
11(a) Is the property connected to a public system:	X		
11(b) If "Yes" to 7(a), are you aware of any sewage backup, drainage, and/or leakage problem(s) that ever existed on this property: If "Yes", please explain:		X	
11(c) Is there a septic tank or cesspool system serving this property		X	



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11. SEWAGE / DISPOSAL SYSTEM (continued)	YES	NO	N/A
11(d) Is you property part of a community disposal system If "Yes", please explain:		X	
11(e) Are you aware of any present or past problems with the septic tank, cesspool, or community disposal system serving this property and/or neighborhood If "Yes", please explain:		X	
11(f) Are you aware of any septic tank/cesspool test(s) ever completed for the system serving this property		X	
11(g) If "Yes" to 11(f), do you have copies of any test(s) done		X	

12. DRAINAGE / WATER SUPPLY	YES	NO	N/A
12(a) Are you aware if this property ever had a drainage and/or flooding problem: If "Yes", please explain:		X	
12(b) Is this property connected to a public water supply:	X		
12(c) Is this property serviced by a well If "Yes", please define: <input type="checkbox"/> Private <input type="checkbox"/> Shared If Shared Well, please provide details:		X	
12(d) If "Yes" to 12(c), are you aware of any problem that ever existed with the well: If "Yes", please explain:		X	
12(e) Are you aware of any tests completed for the well water, water quality, and/or water flow and pressure:		X	
12(f) If "Yes" to 12(e), do you have copies of any tests.		X	
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

13. POOL / SPA / HOT TUB / JACUZZI	YES	NO	N/A
13(a) Is there a swimming pool on this property and if "Yes", define what type: <input type="checkbox"/> Above-ground <input type="checkbox"/> In-ground		X	
13(b) Are you aware of problem(s), damage(s), and/or leak(s) that occurred with the pool such as structure, facing, lining, pump, heater, motor, etc. If "Yes", please explain:		X	
13(c) If the property has an in-ground pool, is there a fence completely surrounding the pool If "No", please explain:		X	
13(d) If "Yes" to 13(c), does the fencing height and construction meet local requirements If "No", please explain:		X	



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13. POOL / SPA / HOT TUB / JACUZZI (continued)				YES	NO	N/A
13(e) Is there one of more of the following on the property: <input type="checkbox"/> Hot Tub <input type="checkbox"/> Spa <input type="checkbox"/> Jacuzzi					X	
13(f) Are you aware of any problem(s), damage, and/or leaks that occurred with the hot tub, spa and/or Jacuzzi such as structure, facing, lining, pump, heater, motor, etc. If "Yes", please explain:					X	
13(g) Are you aware of any tests and/or inspections completed for the pool, hot tub, spa, and/or Jacuzzi					X	
13(h) If "Yes" to 13(g), do you have copies of any tests done					X	
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.						

14. BOUNDARIES / PROPERTY / TITLE / ZONING				YES	NO	N/A
14(a) Are you aware if any survey of this property was ever completed: If "Yes," when was it completed:					X	
14(b) Are you aware if the boundaries of this property are marked in any way: If "Yes", please explain:					X	
14(c) Are you aware of any restrictions on your title to this property such as easements and/or encroachments (recorded or unrecorded) use restrictions, lot-line disputes, covenants, liens, or attachments on the property: If "Yes", please explain:					X	
14(d) Are you aware of any present or past property violations of any zoning ordinance or by-law (for example, if this property includes apartments, is this property properly zoned for apartment use) If "Yes", please explain					X	
14(e) Is the property located on a private road: If "Yes", how many other properties exist on the private road: If "Yes", please explain who is responsible to maintain the private road:					X	
14(f) Are you aware if there is any written documentation regarding maintenance of the private road					X	
14(g) If "Yes" to 14(f), do you have a copy of the written agreement					X	
14(h) Is the property serviced by a shared driveway If "Yes", how many other properties share the driveway: If "Yes", please explain who is responsible to maintain the shared driveway:					X	
14(i) Are you aware if there is any written documentation regarding maintenance of the shared driveway					X	
14(j) If "Yes" to 14(i), do you have a copy of the written agreement					X	
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.						



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15. NEIGHBORHOOD	YES	NO	N/A
15(a) Are you aware of any hazardous waste site and/or disposal facility within two (2) miles of the property If "Yes", please explain:		X	
15(b) Are you aware of any high and/or extremely-high voltage power lines or cell towers within two (2) miles of the property If "Yes", please explain: <i>Line near Marquette High School, approx 2 mi. away</i>	X		
15(c) If "yes" to 15(b), are they visible from this property		X	
15(d) Are you aware of any other neighborhood conditions or environmental problems that might affect this property If "Yes", please explain:		X	

16. HOMEOWNERS' ASSOCIATION	YES	NO	N/A
16(a) Is this property subject to the rules or regulations of any Homeowners' Association	X		
16(b) Are you aware of any present or past problems for any common area(s) (If "Yes", please explain below) If "Yes", please explain:		X	
16(c) Are you aware of any condition which may result in an increase in assessments If "Yes", please explain:		X	
16(d) Is the Homeowners' Association responsible for the cost of all exterior and roof repairs to all units If "Yes", please explain:		X	
16(e) Are you aware of any reason to expect an increase in assessments or dues in the next twelve (12) months If "Yes", please explain:		X	
16(f) Are you aware of any existing or pending legal action involving the Homeowner's Association or Complex If "Yes", please explain:		X	



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17. VIOLATIONS / LEGAL ACTIONS / ASSESSMENTS	YES	NO	N/A
17(a) Are you aware of any violations of local, state, or federal government laws or regulations relating to this property If "Yes", please explain:		X	
17(b) Are you aware of any existing or threatened legal action affecting this property If "Yes", please explain:		X	
17(c) Are you aware of any bonds or assessments for betterments that apply to this property If "Yes", please explain:		X	

18. INSURANCE	YES	NO	N/A
18(a) Have you ever filed an insurance claim on this property If "Yes", please explain and confirm if claim(s) is/are open or closed: <i>roof replacement</i>	X		
18(b) Are you aware of the non-availability for any flood insurance (private or government-backed) for this property If "Yes", please explain:		X	
18(c) Are you aware of any present or past conditions, including but not limited to any natural disaster(s), that either may result or resulted in an increase of insurance premiums If "Yes", please explain:		X	
18(d) Are you aware of any present and/or past condition(s) of this property that might prevent, or prevented in the past, the issuance/renewal of locally conventional homeowner's insurance coverage for this property If "Yes", please explain:		X	

19. MISCELLANEOUS	YES	NO	N/A
19(a) Are you aware of any termite/pest control reports prepared for this property in the last five (5) years	X	X	
19(b) Has the property been inspected by any exterminator in the last five (5) years	X	X	
19(c) If Yes to 18(a) or 18(b), do you have copied of any reports/ and/or inspections		X	
19(d) Have you had, or do you now have, any animals (pets) in this property	X		
19(e) Does the municipality provide trash pick-up to this property	X		
19(f) Is there a local trash dump or transfer station available to owners of this property	X		



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20. REPORTS

Attach copies of all existing reports and documents relating to this property, any type of existing warranties including home warranty and infestation warranties. (check all that apply or check NONE if no report(s) to attach):

<input type="checkbox"/> Survey	<input checked="" type="checkbox"/> General Home Inspection	<input type="checkbox"/> Septic Tank Inspection	<input type="checkbox"/> Well Inspection
<input type="checkbox"/> Soil Report	<input checked="" type="checkbox"/> Termite/Pest Inspection/Bond	<input type="checkbox"/> Structural/Engineering Report	<input type="checkbox"/> Pool Inspection
<input type="checkbox"/> Stucco ID/Inspection	<input type="checkbox"/> Manuf. Stone Veneer Inspect.	<input type="checkbox"/> Moisture Test(s)	<input type="checkbox"/> Chimney Inspection
<input type="checkbox"/> Roof Inspection	<input type="checkbox"/> Asbestos Test(s)/Abatement	<input checked="" type="checkbox"/> Radon Test(s)	<input type="checkbox"/> Lead-Based Paint Test(s)
<input type="checkbox"/> Private Road Agreement	<input type="checkbox"/> Shared Driveway	<input type="checkbox"/> Shared Well Agreement	<input type="checkbox"/> Insurance Claim(s) Documents
<input type="checkbox"/> Building Permit(s)	<input type="checkbox"/> Builder's Home Warranty	<input type="checkbox"/> Other (Describe)	<input type="checkbox"/> NONE

Other (Describe):

If you live in a development with a Homeowners Association (HOA), to the best of your knowledge, you have delivered to your listing agent all pertinent documents that are in your possession relative to the HOA (to include applicable Covenants, Conditions, and Restrictions; Articles, Bylaws, Financial Statements, and/or Assessments). Yes No Not Applicable



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21. DISCLOSURE OF LEAD-BASED PAINT

PROPERTY'S RECORD TITLE OWNER (SELLER) DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS AND ACKNOWLEDGEMENT (SALE).

Lead Warning Statement

Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead-based paint that may place your children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Seller to Initial DL) - Check Yes or No to question (a)

(a) Seller has knowledge of lead-based paint and/or lead-based paint hazards present in the property located at Yes No the following address: 16183 Wilson Manor Dr , Chesterfield, MO 63005

If "Yes", please explain:

Buyer's Acknowledgement (Buyer to Initial DL) - Check Yes or No to both questions (a) and (b) below

(a) Buyer has received copies of all information listed above. Yes No

(b) Buyer has received the U.S. EPA Pamphlet "Protect Your Family from Lead in Your Home". Yes No

Check (c) or (d) below - using the box to the right of the line

(c) Buyer has received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Received

(c) Buyer waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Received

Agent's Acknowledgement (Agent to Initial _____) - Check Yes or No to question (a)

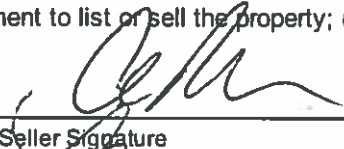

(a) Agent has informed the Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. Yes No



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Certification of Accuracy

Weichert Seller acknowledges that the information herein is true and correct to the best of the Weichert Seller knowledge as of the date signed by the Weichert Seller. Weichert Seller understands that Weichert and prospective buyer (Buyer) may rely on this information. Weichert Seller is hereby authorized to furnish the foregoing information to (1) any real estate firm with an agreement to list or sell the property; (2) any multiple listing service; (3) any prospective buyer (Buyer).

Seller:  By: Alan Bean Date: 4/10/21
Seller Signature Print Name
Seller:  By: Leslie Bean Date: 4/10/21
Seller Signature Print Name

WEICHERT SELLER: DO NOT WRITE BELOW THIS LINE

We acknowledge receipt and review of a copy of this Seller Disclosure.

Weichert: _____ By: _____ Date: _____
Weichert Representative Signature Diana Lettieri