

Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 7616 Carswold Dr, Clayton, MO 63105 (Property Address) located in the municipality of Clayton (if incorporated), County of St. Louis, Missouri.

Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

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

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

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

- (a) Development Name Wydown Forest (subdivision)
- (b) Contact Trustees: Matt Falk, Salim Rangwala + Maura Pusateri Phone 7 (status 5719)
Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome
 Villa Co-Op
- (c) Mandatory Assessment: # N/A \$ _____ per: month quarter half-year year
Mandatory Assessment: # N/A \$ _____ per: month quarter half-year year
- (d) Mandatory Assessment(s) include:
 entrance sign/structure street maintenance common ground snow removal of common area
 snow removal specific to this dwelling landscaping of common area landscaping specific to this dwelling
 clubhouse pool tennis court exercise area reception facility water sewer trash removal
 doorman cooling heating security elevator other common facility _____
 assigned parking space(s): how many _____ identified as _____ some insurance real estate taxes
 other specific item(s): _____
 Exterior Maintenance of this dwelling covered by Assessment: _____
- (e) Optional Assessment(s)/Membership(s) Please explain Wydown Forest Improvement Association
(Voluntary) \$25/yr
- (f) Are you aware of any existing or proposed special assessments? Yes No
- (g) Are you aware of any special taxes and/or district improvement assessments? Yes No
- (h) Are you aware of any condition or claim which may cause an increase in assessment or fees? Yes No
- (i) Are you aware of any material defects in any common or other shared elements? Yes No
- (j) Are you aware of any existing indentures/restrictive covenants? Yes No
- (k) Are you aware of any violation of the indentures/restrictions by yourself or by others? Yes No
- (l) Is there a recorded street/road maintenance agreement? Yes No (Public streets)
- (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: (j) Indenture of Restrictions
recorded in Bk 567 Pg 35 of St. Louis County Records, with subsequent extensions & amendments

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53 UTILITIES
 54 Utility Spire Current Provider
 55 Gas/Propane: Spire if Propane, is tank Owned Leased
 56 Electric: Ameren Missouri
 57 Water: Missouri American Water
 58 Sewer: Metropolitan St. Louis Sewer District
 59 Trash: Republic (Clayton)
 60 Recycle: Republic (Clayton)
 61 Internet: Spectrum (cable)
 62 Phone: No landline ; Verizon (cell)

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: Attic + basement
 68 (e) Additional: Humidifier Electronic Air Filter Media Filter Attic Fan Other: Whole House Fan (located attic)
 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 Boiler in 2019

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) LR
 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 Prior
 78 owner used fireplace, burning wood; I have never used the fireplace.

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 Many plumbi
 87 lines replaced with copper pipes in 2001

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

- 89 (a) What is the source of your drinking water? Public Community Well Other (explain)
 90 (b) If Public, identify the utility company:
 91 (c) Do you have a softener, filter or other purification system? Yes No Owned Leased/Lease Information
 92 (d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as
 93 the curb stop box? Yes No If "Yes", please explain

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

- 95 (a) What is the type of sewerage system to which the house is connected? Public Private Septic Aerator Other
 96 If "Other" please explain
 97 (b) Is there a sewerage lift system? Yes No If "Yes", is it in good working condition? Yes No
 98 (c) When was the septic/aerator system last serviced? N/A
 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 Sewer line beneath driveway replaced in 1997

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 Gas dryer hookup appears to be available but I have not used it
 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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Satellite Dish Owned Leased/Lease Information: _____

Electronic Pet Fence System Number of Collars: _____ Other: _____

(d) Are you aware of any items in this section in need of repair or replacement? Yes No If "Yes", please explain _____

ELECTRICAL

Type of service panel: Fuses Circuit Breakers Other: _____

(a) Type of wiring: Copper Aluminum Knob and Tube Unknown *Not Aluminum*

(b) Are you aware of any problems or repairs needed in the electrical system? Yes No If "Yes", please explain _____

ROOF, GUTTERS AND DOWNSPOUTS *over main house*

(a) What is the approximate age of the roof? *9 1/2 Years. Documented?* Yes No *Roof over sun room approx. 18 years old*

(b) Has the roof ever leaked during your ownership? Yes No If "Yes" please explain *Minor leaks repaired in 2001 & prior.*

(c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Yes No If "Yes", please explain *Replaced roof over sunroom in 2003 & over main part of house in 2012*

(d) Are you aware of any problems with the roof, gutters or downspouts? Yes No If "Yes", please explain *All gutters & downspouts replaced; in front, in 2007; in rear, in 2011*

CONSTRUCTION

(a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components? Yes No If "Yes" please describe in detail _____

(b) Are you aware of any repairs to any of the building elements listed in (a) above? Yes No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort _____

(c) Are you aware that any of the work in (b) above was completed without required permits? Yes No

(d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: *Major renovation of 2nd floor bathroom in 2001; all plumbing & soil lines replaced in that bath + 1st floor bath & kitchen*

(e) Were required permits obtained for the work in (d) above? Yes No

BASEMENT AND CRAWL SPACE (Complete only if applicable)

(a) Sump pit Sump pit and pump *Walls/basement*

(b) Type of foundation: Concrete *floor* Stone Cinder Block Wood

(c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? Yes No If "Yes", please describe in detail *Minor seepage may occur during heavy rains*

(d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? Yes No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort *1991 - Bridgeway Waterproofing installed floor trenches in basement along 2 1/2 walls with sump pump & catch basin + sealant coating of some walls; trench system extended along West side of basement by Crack Team in 2001*

PESTS OR TERMITES/WOOD DESTROYING INSECTS

(a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? Yes No

(b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? Yes No

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

(d) Are you aware of any pest/termite control reports for the property? Yes No

(e) Are you aware of any pest/termite control treatments to the property? Yes No

(f) Please explain any "Yes" answers you gave in this section *In 1996, proactively treated the property due to termite activity reported by neighbor in nearby fence (by Staple Pest Control)*

SOIL AND DRAINAGE

(a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? Yes No

(b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? Yes No

(c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property? Yes No

(d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g. retention ponds, rain gardens, sand filters, permeable pavement) Yes No

(e) Please explain any "Yes" answers you gave in this section _____

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HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

(a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards, form #2049.)

- (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? [] Yes [X] No
(2) Are you aware if it has ever been covered or removed? [] Yes [X] No
(3) Are you aware if the property has been tested for lead? [] Yes [X] No If "Yes", please give date performed, type of test and test results
(4) Please explain any "Yes" answers you gave in this section

(b) Asbestos Materials

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

(c) Mold

- (1) Are you aware of the presence of any mold on the property? [] Yes [X] No
(2) Are you aware of anything with mold on the property that has ever been covered or removed? [] Yes [X] No
(3) Are you aware if the property has ever been tested for the presence of mold? [] Yes [X] No If "Yes", please give date performed, type of test and test results
(4) Please explain any "Yes" answers you gave in this section

(d) Radon

- (1) Are you aware if the property has been tested for radon gas? [] Yes [X] No If "Yes", please give date performed, type of test and test results
(2) Are you aware if the property has ever been mitigated for radon gas? [] Yes [X] No If "Yes", please provide the date and name of the person/company who did the mitigation

(e) Methamphetamine

Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto? [] Yes [X] No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain

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

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

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

(g) Radioactive or Hazardous Materials

Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive material or other hazardous material? [] Yes [X] No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.

(h) Other Environmental Concerns

Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? [] Yes [X] No If "Yes", please explain

SURVEY AND ZONING

- (a) Are you aware of any shared or common features with adjoining properties? [X] Yes [] No
(b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? [X] Yes [] No
(c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? [] Yes [X] No
(d) Do you have a survey of the property? [] Yes [X] No (If "Yes", please attach) Does it include all existing improvements on the property? [] Yes [] No
(e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? [] Yes [X] No
(f) Please explain any "Yes" answers you gave in this section

Neighbor's driveway at 7614 Cars with rebuilt in 2014 with small permitted encroachment (a few inches) of driveway surface over my East property line; related cement block retaining wall built on my property provides some support for driveway. 7620 Cars with neighbor attached their gated fences to my West side fence with my consent;

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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 2/27/2001 - damage to 2nd floor
231 bathroom caused by burst pipes in that bathroom; plumbing pipes replaced by Guinner
232 Plumbing
233

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 90 years. The Seller has occupied the property from Jan, 1984 to Aug, 2021.
- 236 (b) Has the property been continuously occupied during the last twelve months? Yes No If "No", please explain _____
- 237
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or
239 any other required governmental authority? Yes No If "Yes", please explain _____
- 240
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? Yes No If "Yes", please
242 explain _____
- 243 (e) Is the property designated as a historical home or located in a historic district? Yes No If "Yes", please explain _____
- 244
- 245 (f) Is property tax abated? Yes No Expiration date _____ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain _____
- 247
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes No (If "Yes", please attach)
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Yes No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor? Yes No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property? Yes No
- 252 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Yes No
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above. (j) leaded window in stairway does not open
254 because of custom storm window installed (1984); small pane^{cracked} in leaded window in entry; SE picture
window in sunroom has broken seal

255 **Additional Comments:**

256 2015 - Reinhold Electric replaced interior & exterior electric service to house to 200 Amp service
257 _____
258 _____
259 _____
260 _____

261 Seller attaches the following document(s): _____

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