

Form # 2091 01/20

### SELLER'S DISCLOSURE STATEMENT

1 To be completed by **SELLER** concerning 526 East Polo Drive, Clayton, MO 63105 (Property Address) located  
2 in the municipality of Clayton (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 Polo Drive/Country Club Place  
29 (b) Contact Patrick Atkins Phone patrickatkins@gmail.com  
30 Type of Property: (check all that apply)  Single-Family Residence  Multi-Family  Condominium  Townhome  
31  Villa  Co-Op  
32 (c) Mandatory Assessment: # \$90,120 per:  month  quarter  half-year  year  
33 Mandatory Assessment: # \_\_\_\_\_ \$ \_\_\_\_\_ per:  month  quarter  half-year  year  
34 (d) Mandatory Assessment(s) include: Polo Field  
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

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53 UTILITIES

54 Utility Amergen Current Provider \_\_\_\_\_ if Propane, is tank  Owned  Leased  
55 Gas/Propane: \_\_\_\_\_  
56 Electric: Amergen  
57 Water: MO American Water  
58 Sewer: Metro St. Louis Sewer  
59 Trash: \_\_\_\_\_  
60 Recycle: Clayton City  
61 Internet: Comcast  
62 Phone: Comcast

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

64 (a) Heating Equipment:  Forced Air  Hot Water Radiators  Steam Radiators  Radiant  Baseboard  
65 (b) Source of heating:  Electric  Natural Gas  Propane  Fuel Oil  Other \_\_\_\_\_  
66 (c) Type of air conditioning:  Central Electric  Central Gas  Window/Wall (Number of window units \_\_\_\_\_)  
67 (d) Areas of house not served by central heating/cooling: \_\_\_\_\_  
68 (e) Additional:  Humidifier  Electronic Air Filter  Media Filter  Attic Fan  Other: \_\_\_\_\_  
69 (f) Are you aware of any problems or repairs needed with any item in this section?  Yes  No If "Yes", please explain \_\_\_\_\_  
70  
71 (g) Other details: \_\_\_\_\_

72 FIREPLACE(S)

73 (a) Type of fireplace:  Wood Burning  Vented Gas Logs  Vent Free Gas Logs  Wood Burning Stove  Natural Gas  Propane  
74 (b) Type of flues/venting:  
75  Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) 2 Location(s) living, family 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 Family room fireplace fan not functioning

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: MO 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? NA  
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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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? 95 Years. Documented?  Yes  No

122 (b) Has the roof ever leaked during your ownership?  Yes  No If "Yes" please explain Roof sheathing replaced,  
123 by St. Louis Slate + Tile 2014

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 see (b)

126 (d) Are you aware of any problems with the roof, gutters or downspouts?  Yes  No If "Yes", please explain \_\_\_\_\_  
127

128 **CONSTRUCTION**

129 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,  
130 decks/porches or other load bearing components?  Yes  No If "Yes" please describe in detail \_\_\_\_\_  
131

132 (b) Are you aware of any repairs to any of the building elements listed in (a) above?  Yes  No If "Yes", please describe the  
133 location, extent, date and name of the person/company who did the repair or control effort \_\_\_\_\_  
134

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

136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: \_\_\_\_\_

137 Family Room + deck addition 2007

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 Territorial downpour may result in water seepage to lower level if downspouts  
149 are obstructed. Robt Roster Water-jets every 2 years!

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 Proactive spray every 3-4 months for general  
157 pest control by Antimite!

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 \_\_\_\_\_  
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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  No
- (2) Are you aware if it has ever been covered or removed?  Yes  No
- (3) Are you aware if the property has been tested for lead?  Yes  No If "Yes", please give date performed, type of test and test results \_\_\_\_\_
- (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

(b) Asbestos Materials

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

*Original roof asbestos shingles*

(c) Mold

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

(d) Radon

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

(e) Methamphetamine

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

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

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

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

(g) Radioactive or Hazardous Materials

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

(h) Other Environmental Concerns

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

**SURVEY AND ZONING**

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

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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 \_\_\_\_\_  
231 \_\_\_\_\_  
232 \_\_\_\_\_  
233 \_\_\_\_\_

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is \_\_\_\_\_ years. The Seller has occupied the property from 2000 to 2021.
- 236 (b) Has the property been continuously occupied during the last twelve months?  Yes  No If "No", please explain \_\_\_\_\_
- 237 \_\_\_\_\_
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or  
239 any other required governmental authority?  Yes  No If "Yes", please explain \_\_\_\_\_
- 240 \_\_\_\_\_
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county?  Yes  No If "Yes", please  
242 explain \_\_\_\_\_
- 243 (e) Is the property designated as a historical home or located in a historic district?  Yes  No If "Yes", please explain \_\_\_\_\_
- 244 \_\_\_\_\_
- 245 (f) Is property tax abated?  Yes  No Expiration date \_\_\_\_\_ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property?  Yes  No If "Yes" please explain \_\_\_\_\_
- 247 \_\_\_\_\_
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?  Yes  No (If "Yes", please attach)  
249 Family dogs/occasional visit
- 250 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?  Yes  No
- 251 (j) Are you aware if carpet has been laid over a damaged wood floor?  Yes  No
- 252 (k) Are you aware of any existing or threatened legal action affecting the property?  Yes  No
- 253 (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
- 254 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above \_\_\_\_\_  
Doors to rear balconies difficult

255 **Additional Comments:**

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

261 Seller attaches the following document(s): Description of lot

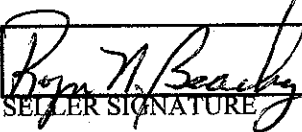
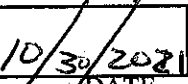
BUYER BUYER

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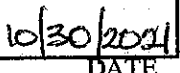
SELLER SELLER

262 **SELLER'S ACKNOWLEDGEMENT:**

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

266    
267 SELLER SIGNATURE DATE

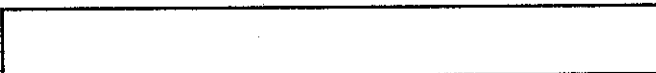
268 Roger N. Beachy  
269 Seller Printed Name

   
SELLER SIGNATURE DATE


Teresa S. Beachy  
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

The North part of Lot 15 of COUNTRY CLUB PLACE, in U.S. Surveys 1918 and 1919, Township 45 North, Range 6 East, and described as: Beginning at the Northwest corner of said Lot 15, thence South along the East line of Polo Drive 156.72 feet to the North line of property of Della T. Campbell, thence North 70 degrees 13 minutes East along said North line 90.72 feet to Western line of Right-of-Way of United Railways Company of St. Louis, thence Northwestwardly along said Western line 169.28 feet to the Northeast corner of said Lot 15 and thence South 65 degrees 2 minutes West along North line of Lot 15, 45.01 feet to beginning.

PARCEL NO. 2:

A Strip of land in U.S. Survey 1918, Township 45 North, Range 6 East in St. Louis County, Missouri, being part of the Right-of-Way of St. Louis Public Service Company, as abandoned by Declaration recorded in Book 2536 Page 564 of St. Louis County Records and described as: Beginning at a point in the Southwest line of said right-of-way being the Northeast corner of Lot 15 of Country Club Place, a Subdivision in St. Louis County, Missouri, as per plat thereof recorded in Plat Book 11 Page 10 of the St. Louis County Records, thence following said right-of-way line and being the Northeast line of said Lot 15, along a curve to the left having a radius of 588 feet a distance of 168.72 feet, more or less, to a point, being the most Northern corner of a part of said Lot 15 conveyed to Della Campbell by deed recorded In Book 617 Page 123 of St. Louis County Records, thence North 70 degrees 13 minutes East, being the continuation of the Northwest line of said Campbell property, 17.30 feet, more or less to a point in the Center line of said right-of-way, thence on the Center line of said right-of-way, being a curve to the right having a radius of 573 feet, a distance of 171.68 feet to an iron pipe, being the Northwest line of said Lot 15, extended and bearing North 64 degrees 24 minutes East, thence on said line South 64 degrees 24 minutes West, 15.06 feet to the Northeast corner of said Lot 15, the point of beginning, according to survey executed by Elbring Surveying Company on August 18, 1949.