

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.

©ST. LOUIS REALTORS®
Approved by Counsel for St. Louis REALTORS®
To be used exclusively by REALTORS®

Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

1 To be completed by **SELLER** concerning 318 Country Club Drive Ballwin MO 63011 (Property Address) located
2 in the municipality of Ballwin (if incorporated), County of Saint 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 Claymont Subdivision
- 29 (b) Contact Jack Ehlers Phone 314-853-4374
- 30 Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome
- 31 Villa Co-Op
- 32 (c) Mandatory Assessment: # \$ 35 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): street light electricity
- 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: Claymont Subdivision has restrictive
- 52 covenants. Please see Claymont subdivision website.

/ Initials BUYER and SELLER acknowledge they have read this page
BUYER BUYER SELLER SELLER

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: Republic Waste _____
60 Recycle: Republic Waste _____
61 Internet: AT&T _____
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: Garage _____
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) 1 _____ Location(s) 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 Have not
78 used fireplace during our ownership. _____

79 PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB

80 (a) Water Heater: Electric Natural Gas Propane Tankless Other: _____
81 (b) Ice maker supply line: Yes No
82 (c) Jet Tub: Yes No
83 (d) Swimming Pool/Spa/Hot Tub: Yes No
84 (If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
85 (e) Lawn Sprinkler System: Yes No If yes, date of last backflow device inspection certificate: _____
86 (f) Are you aware of any problems or repairs needed in the plumbing system? Yes No If "Yes", please explain _____
87

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

89 (a) What is the source of your drinking water? Public Community Well Other (explain) _____
90 (b) If Public, identify the utility company: Missouri American 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 Washing Machine/ Double built-in ovens
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 Optional gas hook-up available for cook top. _____
108 (c) Other Equipment: TV Antenna Cable Wiring Phone Wiring Network/Data Wiring
109 Electric Garage Door Opener(s) Number of controls 4
110 Security Alarm System Owned Leased /Lease information: _____

/
BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

/
SELLER SELLER

- 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: 200 amp panel
- 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? 9 Years. Documented? Yes No
- 122 (b) Has the roof ever leaked during your ownership? Yes No If "Yes" please explain _____
- 123 _____
- 124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Yes No If "Yes",
- 125 please explain _____
- 126 (d) Are you aware of any problems with the roof, gutters or downspouts? Yes No If "Yes", please explain _____
- 127 _____

128 **CONSTRUCTION**

- 129 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,
- 130 decks/porches or other load bearing components? Yes No If "Yes" please describe in detail _____
- 131 _____
- 132 (b) Are you aware of any repairs to any of the building elements listed in (a) above? Yes No If "Yes", please describe the
- 133 location, extent, date and name of the person/company who did the repair or control effort _____
- 134 _____
- 135 (c) Are you aware that any of the work in (b) above was completed without required permits? Yes No
- 136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: Renovated both
- 137 bathrooms down to the studs; Replaced countertop, appliances, slider, most windows, gutters. Expanded driveway apron.
- 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 Water leakage at kitchen door sill that went to basement & another leak at sill plate under kitchen window by
- 144 garage. Both were after a heavy lashing rain. Water backup from laundry floor drain in 2004 after we moved in & home was
- 145 unoccupied for an extended time.
- 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 Kitchen door & threshold replaced 2022. The gap between the driveway and foundation along the kitchen side of the
- 149 house by garage has been foam filled & caulked. Had no further leaks. No further water backup.

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 Inspector told us there was termite treatment prior to our purchase
- 157 of the property in 2004.

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 _____

/
BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

/
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 7/25/2010 activated charcoal test - result 1.3, normal
 196 (2) Are you aware if the property has ever been mitigated for radon gas? Yes No If "Yes", please provide the date and name
 197 of the person/company who did the mitigation _____

- 198 (e) Methamphetamine
 199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
 200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
 201 Yes No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain
 202 _____

- 203 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
 204 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? Yes No
 205 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such
 206 information.
 207 _____

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 Survey obtained to put up fence on north side and for expanded
 227 apron.

/
BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

/
SELLER SELLER

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 58 _____ years. The Seller has occupied the property from 4/29/2004 _____ to Present _____.
- 236 (b) Has the property been continuously occupied during the last twelve months? Yes No If "No", please explain _____
237 _____
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or
239 any other required governmental authority? Yes No If "Yes", please explain Ballwin inspection required. Done/passed &
240 Ballwin compliant.
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? Yes No If "Yes", please
242 explain _____
- 243 (e) Is the property designated as a historical home or located in a historic district? Yes No If "Yes", please explain _____
244 _____
- 245 (f) Is property tax abated? Yes No Expiration date _____ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain _____
247 _____
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes No (If "Yes", please attach)
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Yes No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor? Yes No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property? Yes No
- 252 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Yes No
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____
254 _____

255 **Additional Comments:**

256 Hardwood floors under carpet in Living Rm, Dining Rm, Family Rm, all bedrooms & hallways. Replaced siding, facia, soffit,
257 gutters, sliding patio doors, front & kitchen entry doors, most windows. Newly painted & carpeted Living/Dining Rm w/new
258 window treatments. Back of house painted 6/2020. Door to stairs & all screens stored in garage. Instructions/manuals will be left.
259 2 Refrigerators to stay, W/D to stay, Berkline Sofa sleeper to stay. Ballwin inspection compliant.
260 _____

261 Seller attaches the following document(s): _____


BUYER BUYER


Initials BUYER and SELLER acknowledge they have read this page

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  dotloop verified
05/01/22 12:17 PM CDT
SHST-KMHY-D8BH-UA3V
267 SELLER SIGNATURE DATE


 dotloop verified
05/01/22 7:37 PM CDT
KZJR-7GCO-NMMP-ZC9C
SELLER SIGNATURE DATE


268 Paul Gruchot
269 Seller Printed Name

Darla Hilt Gruchot
Seller Printed Name

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker
275 is not an expert at detecting or repairing physical defects in property.

276 
277 BUYER SIGNATURE DATE


BUYER SIGNATURE DATE

278
279 Buyer Printed Name

Buyer Printed Name