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If you do not understand it, consult your attorney.
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Form # 2091

01/25

SELLER'S DISCLOSURE STATEMENT

Property Address : 2925 Nantwich Lane, Saint Charles, MO 63301

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.

STATUTORY DISCLOSURES

Note: The following information, if applicable to the property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

LEAD-BASED PAINT		YES	NO	UNK
1	Does the Property include a residential dwelling built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Please explain any "Yes" answers you gave in this section:			
METHAMPHETAMINE		YES	NO	UNK
3	Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Please explain any "Yes" answers you gave in this section:			
WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)		YES	NO	UNK
5	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

UNK=Unknown

BUYER BUYER

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6 Please explain any "Yes" answers you gave in this section:

RADIOACTIVE OR HAZARDOUS MATERIALS

YES NO UNK

7 Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.

☐ ☒ ☐

8 Please explain any "Yes" answers you gave in this section:

ADDITIONAL DISCLOSURES

Lead-Based Paint

YES NO UNK

9 Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?

☐ ☒ ☐

10 Are you aware if it has ever been covered or removed?

☐ ☒ ☐

11 Are you aware if the property has been tested for lead?

☐ ☒ ☐

12 Please explain any "Yes" answers you gave in this section including test date, type of test and results:

Radon

YES NO UNK

13 Are you aware if the property has been tested for radon gas?

☐ ☒ ☐

14 Are you aware if the property has ever been mitigated for radon gas?

☐ ☒ ☐

15 Please explain any "Yes" answers you gave in this section:

Mold

YES NO UNK

16 Are you aware of the presence of any mold on the property?

☐ ☒ ☐

17 Are you aware of anything with mold on the property that has ever been covered or removed?

☐ ☒ ☐

18 Are you aware if the property has ever been tested for the presence of mold?

☐ ☒ ☐

19 Please explain any "Yes" answers you gave in this section:

Asbestos Materials

YES NO UNK

20 Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?

☐ ☒ ☐

21 Are you aware of any asbestos material that has been encapsulated or removed?

☐ ☒ ☐

22 Are you aware if the property has been tested for the presence of asbestos?

☐ ☒ ☐

23 Please explain any "Yes" answers you gave in this section:

Other Environmental Concerns

YES NO UNK

24 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.?

☐ ☒ ☐

25 Please explain any "Yes" answers you gave in this section:

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

26 Development Name St. Charles Hills

27 Contact Name Association Management

Phone # 636-724-7221

28 Type of Property (check all that apply) ☒ Single Family ☐ Multi-Family ☐ Condominium ☐ Townhome ☐ Villa ☐ Co-op

29 Mandatory Assessment #1 \$ 50 per ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☒ Annual ☐ Other

30 Mandatory Assessment #2 \$ _____ per ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Annual ☐ Other

31 Mandatory Assessment(s) include:

- ☐ entrance sign/structure ☐ street maintenance ☒ common ground ☐ snow removal specific to dwelling
☐ snow removal common area ☒ landscaping of common area ☐ landscaping specific to dwelling ☐ reception facility
☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ water ☐ sewer ☐ trash removal ☐ doorman ☐ cooling ☐ heating
☐ security ☐ elevator ☐ some insurance ☐ real estate taxes ☐ other common facility _____
☐ assigned parking space(s): how many _____ identified as _____
☐ other specific item(s): _____
☐ Dwelling exterior maintenance covered by Assessment:

UNK=Unknown

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	YES	NO	UNK
32 Are you aware of any existing or proposed special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
33 Are you aware of any special taxes and/or district improvement assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
34 Are you aware of any condition or claim which may cause an increase in assessment or fees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
35 Are you aware of any material defects in any common or other shared elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
36 Are you aware of any existing indentures/restrictive covenants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37 Are you aware of any violation of the indentures/restrictions by yourself or by others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
38 Is there a recorded shared driveway/street/road maintenance agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
39 Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
40 Please explain any "Yes" answers you gave in this section: <u>Subdivision indentures and general info can be found at www.saintcharlesskills.org</u> <u>#39 I maintain the driveway myself.</u>			

UTILITIES				
Services	Current Provider	Phone #		Avg Monthly Cost
41 Propane	N/A		<input type="checkbox"/> Owned <input type="checkbox"/> Leased	
42 Gas	Spire			
43 Electric	Ameren			
44 Water	Missouri American Water			
45 Sewer	East Central MO Water & Sewer			
46 Trash	Grace Hauling			
47 Recycle	Grace Hauling			
48 Internet	T-Mobile			
49 Phone	N/A			

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS									
Type of Heating Equipment:									
50 Zone 1: Age <u>4yr</u> Brand <u>Bryant</u>	<input checked="" type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant	<input type="checkbox"/> Baseboard	<input type="checkbox"/> Geo-Thermal	<input type="checkbox"/> Other			
51 Zone 2: Age Brand	<input type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant	<input type="checkbox"/> Baseboard	<input type="checkbox"/> Geo-Thermal	<input type="checkbox"/> Other			
Fuel Source of Heating Equipment:									
52 Zone 1:	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Fuel Oil	<input type="checkbox"/> Solar	<input type="checkbox"/> Other			
53 Zone 2:	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Fuel Oil	<input type="checkbox"/> Solar	<input type="checkbox"/> Other			
Type of Air Conditioner:									
54 Zone 1: Age <u>4yr</u> Brand <u>Bryant</u>	<input checked="" type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	Window/Wall (# of Units:)			<input type="checkbox"/> Other			
55 Zone 2: Age Brand	<input type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	Window/Wall (# of Units:)			<input type="checkbox"/> Other			
56 Are you aware of any problems or issues with any part of the HVAC system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
57 Do you have any existing maintenance agreements in place?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
58 Are any areas of the home not covered by central heating /cooling?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
59 With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost: <u>Ongoing monthly upkeep by owner. Have not had a need for any service repairs.</u>									
60 Please explain any "Yes" or "Other" answers you gave in this section: <u>Screened porch</u>									

FIREPLACE(S)							YES	NO	UNK
61 Location 1: Room:	Functional and properly vented?						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type:	<input type="checkbox"/> Wood Burning	<input type="checkbox"/> Gas Logs	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Propane	<input type="checkbox"/> UNK				
62 Location 2: Room:	Functional and properly vented?						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type:	<input type="checkbox"/> Wood Burning	<input type="checkbox"/> Gas Logs	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Propane	<input type="checkbox"/> UNK				
63 Location 3: Room:	Functional and properly vented?						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type:	<input type="checkbox"/> Wood Burning	<input type="checkbox"/> Gas Logs	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Propane	<input type="checkbox"/> UNK				
64 Are you aware of any problems or repairs needed with any item in this section?							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
65 Please explain any "Yes" or "No" answers you gave in this section: <u>N/A</u>									

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT									
66 Plumbing System: <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> PVC <input type="checkbox"/> PEX <input type="checkbox"/> Galvanized <input type="checkbox"/> Other:									
67 Water Heater 1: Age: <u>13yr</u> Location: <u>basement</u> Tank Size: <u>50gal</u>	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Tankless	<input type="checkbox"/> Other				
68 Water Heater 2: Age: Location: Tank Size:	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Tankless	<input type="checkbox"/> Other				

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69	Does the property have an ice-maker supply line?	YES	NO	UNK
70	Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
71	Are you aware of any problems or repairs needed in the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
72	Does property have a Swimming Pool/Spa/Hot Tub?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
73	(If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain any "Yes" or "Other" answers you gave in this section: <i>Minor shower leak identified in primary bathroom during pre-listing inspection. Edges of shower professionally caulked and no further leakage has been observed since repair.</i>				
WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)				
74	What is the source of your drinking water? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Other			
75	If well, when was the water last tested? Is test documented? <input type="checkbox"/> Yes or <input type="checkbox"/> No. If yes, please provide documentation.			
76	Do you have a water softener? <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No. If yes, is it <input type="checkbox"/> Owned or <input type="checkbox"/> Leased. If leased, provide lessor and cost below.			
77	Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box?	YES	NO	UNK
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
78	Please explain any "Yes" answers you gave in this section and water softener lease information if applicable:			
SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)				
79	What is the type of sewerage system to which the house is connected? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Septic <input type="checkbox"/> Aerator <input type="checkbox"/> Other			
80	If septic/aerator, when was system last serviced?			
81	Is there a sewerage lift system?	YES	NO	UNK
82	Is there a sewerage grinder system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
83	Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
84	Please explain any "Yes" answers you gave in this section:			
ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)				
Type of Service Panel(s):				
85	Panel 1: Amps Brand	<input checked="" type="checkbox"/> Circuit Breakers	<input type="checkbox"/> Fuses	<input type="checkbox"/> Other
86	Panel 2: Amps Brand	<input type="checkbox"/> Circuit Breakers	<input checked="" type="checkbox"/> Fuses	<input type="checkbox"/> Other
87	Panel 3: Amps Brand	<input type="checkbox"/> Circuit Breakers	<input type="checkbox"/> Fuses	<input type="checkbox"/> Other
Type of Wiring:				
88	Panel 1: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
89	Panel 2: <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
90	Panel 3: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
91	Are you aware of any problems or repairs needed in the electrical system?	YES	NO	UNK
92	Are you aware of any of the panels in services in the property being subject to recall or otherwise out of date?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
93	Please explain any "Yes" answers you gave in this section: <i>Pre-listing inspection noted aluminum wiring in need of update. Certified electrician replaced 14 switches to aluminum rated devices, & replaced all aluminum/copper connections with Aluminicors to bring up to today's standards.</i>			
CONSTRUCTION				
94	The property was originally constructed in: <u>1970</u> . Seller has occupied property from <u>2019</u> to <u>current</u> .			
95	List all significant additions, modifications, renovations, & alterations to the property during your ownership below:			
96	Were required permits obtained for the work described above?	YES	NO	UNK
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
97	Please explain any "No" answers you gave in this section:			

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FOUNDATION			
98	Type of Foundation:	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Cinder Block <input type="checkbox"/> Stone <input type="checkbox"/> Wood <input type="checkbox"/> Other:
		YES	NO
99	Are you aware of any problems or issues with foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
100	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
101	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
102	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
103	Are you aware of any repairs to any of the building elements listed above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
104	Were required permits obtained for any repairs described above?	<input type="checkbox"/>	<input type="checkbox"/>
105	Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person/company who did the repair or control effort:		
BASEMENT AND CRAWL SPACE (Complete only if applicable)			
		YES	NO
106	Is the home equipped with a sump pit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
107	Is the home equipped with a sump pump?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
108	Are you aware of any issues with sump pit(s) & pump(s)?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
109	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
110	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
111	Please explain any "Yes" answers you gave in this section: <i>see line 73, no dampness since repairs were made.</i>		
ROOF, GUTTERS AND DOWNSPOUTS			
		YES	NO
112	What is the approximate age of the roof? <i>10yr</i> Is it documented? If yes, please provide documentation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
113	Are you aware of any active leaks to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
114	Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
115	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
116	Are you aware of any problems with the roof, gutters or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
117	Does the property have multiple layers of roofing currently installed on any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
118	Please explain any "Yes" answers you gave in this section and attach any documentation: <i>roof age was reported by previous owner in seller's disclosure.</i>		
PESTS/TERMITES/WOOD DESTROYING INSECTS			
		YES	NO
119	Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
120	Are you aware of any uncorrected damage to the property caused by above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
121	Are you aware of any control reports for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
122	Are you aware of any control treatments to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
123	Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when does it expire and what is the renewal costs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
124	Please explain any "Yes" answers you gave in this section:		
SOIL AND DRAINAGE			
		YES	NO
125	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
126	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
127	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
128	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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
129	Please explain any "Yes" answers you gave in this section:		

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SURVEY AND ZONING						YES	NO	UNK
130	Do you have a survey of the property? If yes, please attach.					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
131	Does the survey include all existing improvements on the property?					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
132	Are you aware of any shared or common features with adjoining properties?					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
133	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134	Is any portion of the property located within the 100-year flood hazard area (flood plain)?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
135	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136	Please explain any "Yes" answers you gave in this section: <i>see additional comments on line 167</i>							
INSURANCE						YES	NO	UNK
137	Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.)					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
138	If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed.							
APPLIANCES/EQUIPMENT								
(Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)								
139	Range/Stove	<input type="checkbox"/> N/A	Age	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric			
140	Oven	<input type="checkbox"/> N/A	Age	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric			
141	Cooktop	<input checked="" type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric			
142	Outdoor Grill	<input checked="" type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric			
143	Dryer Hookup	<input type="checkbox"/> N/A		<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric			
144	Built in Microwave	<input type="checkbox"/> N/A	Age					
145	Built in Refrigerator	<input checked="" type="checkbox"/> N/A	Age					
146	Dishwasher	<input type="checkbox"/> N/A	Age					
147	Garbage Disposal	<input type="checkbox"/> N/A	Age					
148	Trash Compactor	<input checked="" type="checkbox"/> N/A	Age					
149	Electric Pet Fence	<input checked="" type="checkbox"/> N/A	# of collars					
150	Gas Powered Exterior Lights	<input checked="" type="checkbox"/> N/A	# of lights					
151	Security System/Cameras	<input checked="" type="checkbox"/> N/A		<input type="checkbox"/> Owned	<input type="checkbox"/> Leased			
						YES	NO	UNK
152	Are you aware of any items in this section in need of repair or replacement?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
153	Please explain any "Yes" answers you gave in this section:							
MISCELLANEOUS						YES	NO	UNK
154	Has the property been continuously occupied during the last twelve months?					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
155	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
156	Is the property located in an area that requires any specific disclosure(s) from the city or county?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
157	Is the property designated as a historical home or located in a historic district?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
158	Is property tax abated? If yes, attach documentation from taxing authority.					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
159	Are you aware of any pets having been kept in or on the property? Explain below.					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
160	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
161	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Explain below.					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
162	Are you aware if carpet has been laid over a damaged wood floor? Explain below.					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
163	Are you aware of any existing or threatened legal action affecting the property? Explain below.					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
164	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Explain below.					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
165	Please explain any "Yes" answers you gave in this section: <i>two domestic cats on property</i>							

UNK=Unknown

BUYER	BUYER

Initials BUYER and SELLER acknowledge they have read this page

AL	
SELLER	SELLER

ADDITIONAL COMMENTS

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Survey shows neighboring fence on the property by less than one foot. Survey also shows left neighbor driveway/sidewalk on the property by 1.3 feet. No planned changes prior to closing.

Seller attaches the following document(s): Survey, Pre-listing inspection, Contractor reports

SELLER'S ACKNOWLEDGEMENT:

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

Ashley LaRue 9/3/25

SELLER SIGNATURE

DATE

SELLER SIGNATURE

DATE

Ashley M LaRue

Seller Printed Name

Seller Printed Name

BUYER'S ACKNOWLEDGEMENT:

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

BUYER SIGNATURE

DATE

BUYER SIGNATURE

DATE

Buyer Printed Name

Buyer Printed Name