

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 REALTOR® members of St Louis REALTORS®  
and those issued a use license by St Louis REALTORS®

Form # 2091

01/25

41206293

### SELLER'S DISCLOSURE STATEMENT

Property Address : 900 South Hanley Road, 15E Clayton, MO 63105

**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.

	YES	NO	UNK
<b>LEAD-BASED PAINT</b>			
Is there a residential dwelling on the property 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"/>
<b>METHAMPHETAMINE</b>			
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"/>
Please explain any "Yes" answers you gave in this section:			
<b>WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)</b>			
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. <b>Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

UNK=Unknown

\_\_\_\_\_/\_\_\_\_\_  
BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

John R  
SELLER SELLER

Page 1 of 7



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

### 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? 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.

YES	NO	UNK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

### ADDITIONAL DISCLOSURES

#### Lead-Based Paint

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

YES	NO	UNK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

#### Radon

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

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

YES	NO	UNK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

#### Mold

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

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

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

YES	NO	UNK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

#### Asbestos Materials

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

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

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

YES	NO	UNK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

#### 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	UNK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Development Name Hanley Towers Apartments, A Condominium  
 Contact Name Brad Florek, Property Manager Phone # 314-863-0088  
 Type of Property (check all that apply) ☐ Single Family ☐ Multi-Family ☒ Condominium ☐ Townhome ☐ Villa ☐ Co-op  
 Mandatory Assessment #1 \$ 3165 per ☒ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Annual ☐ Other  
 Mandatory Assessment #2 \$ \_\_\_\_\_ per ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Annual ☐ Other

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 Club room, dog park  
☐ assigned parking space(s): how many \_\_\_\_\_ identified as \_\_\_\_\_  
☒ other specific item(s): 2 parking spaces are guaranteed for a monthly fee. 1 storage locker, in basement, included  
☒ Dwelling exterior maintenance covered by Assessment:

UNK=Unknown

\_\_\_\_\_/\_\_\_\_\_  
 BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

\_\_\_\_\_/\_\_\_\_\_  
 SELLER SELLER



**SELLER SELLER**



	YES	NO	UNK
Does the property have an ice-maker supply line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
Are you aware of any problems or repairs needed in the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does property have a Swimming Pool/Spa/Hot Tub? (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>Association responsible for pool maintenance.</i>			
<b>WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)</b>			
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			
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.			
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.			
	YES	NO	UNK
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain any "Yes" answers you gave in this section and water softener lease information if applicable :			
<b>SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)</b>			
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			
If Other, please explain:			
If septic/aerator, when was system last serviced?			
	YES	NO	UNK
Is there a sewerage lift system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there a sewerage grinder system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
Please explain any "Yes" answers you gave in this section:			
<b>ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)</b>			
Type of Service Panel(s):			
Panel 1: Amps Brand <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
Panel 2: Amps Brand <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
Panel 3: Amps Brand <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
Type of Wiring:			
Panel 1: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
Panel 2: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
Panel 3: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
	YES	NO	UNK
Are you aware of any problems or repairs needed in the electrical system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware of any of the panels in services in the property being subject to recall or otherwise out of date?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain any "Yes" answers you gave in this section:			
<b>CONSTRUCTION</b>			
The property was originally constructed in: <u>1966</u> . Seller has occupied property from <u>July 2018</u> to <u>now</u> .			
List all significant additions, modifications, renovations, & alterations to the property during your ownership below: <i>Remodeling of 2 bathrooms. Renovation of following: 2 bathrooms, kitchen, laundry room; installation of can lighting in living room, dining room, kitchen, and family room. New engineered wood floor installed.</i>			
	YES	NO	UNK
Were required permits obtained for the work described above?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain any "No" answers you gave in this section: <i>New custom blinds in all windows.</i>			

UNK=Unknown

\_\_\_\_\_  
BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

\_\_\_\_\_  
SELLER SELLER



FOUNDATION			
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	UNK
Are you aware of any problems or issues with foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>
Are you aware of any repairs to any of the building elements listed above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Were required permits obtained for any repairs described above?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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:			
<b>BASEMENT AND CRAWL SPACE (Complete only if applicable)</b>			
Is the home equipped with a sump pit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the home equipped with a sump pump?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are you aware of any issues with sump pit(s) & pump(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain any "Yes" answers you gave in this section:			
<b>ROOF, GUTTERS AND DOWNSPOUTS</b>			
What is the approximate age of the roof? Is it documented? If yes, please provide documentation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are you aware of any active leaks to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware of any problems with the roof, gutters or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property have multiple layers of roofing currently installed on any portion of the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Please explain any "Yes" answers you gave in this section and attach any documentation: <i>New roof membrane installed in last 5 years.</i>			
<b>PESTS/TERMITES/WOOD DESTROYING INSECTS</b>			
Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware of any uncorrected damage to the property caused by above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware of any control reports for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware of any control treatments to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>
Please explain any "Yes" answers you gave in this section:			
<b>SOIL AND DRAINAGE</b>			
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"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>
Please explain any "Yes" answers you gave in this section:			

UNK=Unknown

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

 \_\_\_\_\_ / \_\_\_\_\_  
 SELLER SELLER



SURVEY AND ZONING				YES	NO	UNK
Do you have a survey of the property? If yes, please attach.				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the survey include all existing improvements on the property?				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are you aware of any shared or common features with adjoining properties?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
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"/>
Please explain any "Yes" answers you gave in this section:						
INSURANCE				YES	NO	UNK
Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.)				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed. <i>3 instances of damage.</i>						
① August 29, 2023 — fan coil unit in main bedroom leaked water onto wood floor. Cause of leak was clogged line from fan coil unit to condensate pan. State Farm paid \$4400 to replace 1/3 of bedroom flooring. SEE ADDITIONAL COMMENTS.						
APPLIANCES/EQUIPMENT						
(Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)						
Range/Stove	<input checked="" type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric		
Oven	<input type="checkbox"/> N/A	Age 7 years	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
Cooktop	<input type="checkbox"/> N/A	Age 7 years	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
Outdoor Grill	<input checked="" type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric		
Dryer Hookup	<input type="checkbox"/> N/A		<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
Built in Microwave	<input checked="" type="checkbox"/> N/A	Age				
Built in Refrigerator	<input type="checkbox"/> N/A	Age 4 years				
Dishwasher	<input type="checkbox"/> N/A	Age 7 years				
Garbage Disposal	<input type="checkbox"/> N/A	Age 7 years				
Trash Compactor	<input checked="" type="checkbox"/> N/A	Age				
Electric Pet Fence	<input checked="" type="checkbox"/> N/A	# of collars				
Gas Powered Exterior Lights	<input checked="" type="checkbox"/> N/A	# of lights				
Security System/Cameras	<input checked="" type="checkbox"/> N/A		<input type="checkbox"/> Owned	<input type="checkbox"/> Leased		
				YES	NO	UNK
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"/>
Please explain any "Yes" answers you gave in this section:						
MISCELLANEOUS				YES	NO	UNK
Has the property been continuously occupied during the last twelve months?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
Is the property designated as a historical home or located in a historic district?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is property tax abated? If yes, attach documentation from taxing authority.				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware of any pets having been kept in or on the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are you aware if carpet has been laid over a damaged wood floor?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware of any existing or threatened legal action affecting the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*There are 3 windows that do not close easily: western most bedroom (west window), main bedroom (west window), family room (west window).*

UNK=Unknown

 \_\_\_\_\_ / \_\_\_\_\_  
 BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

 \_\_\_\_\_  
 SELLER SELLER



## ADDITIONAL COMMENTS

- ② August 2020 — Damage to property (no insurance claim filed). Water leaked into 14E shower ceiling due to cracked shower drain in 15E main bath. Shower drain and shower pan were replaced. Damage to 14E shower ceiling was repaired.
- ③ May 12, 2018 — Habitat for Humanity removed vanity (as donation) from eastern most hallway bath and left mirror glued to wall. Two days later the mirror fell and severed the hot and cold water lines. Water damage was sustained by 15E, 14E, and 12E. State Farm and other insurance companies were involved in subrogation and lawsuits were settled. Woodward Restoration dried the concrete floor and confirmed there was no drywall or cabinet damage. The previous flooring had already been removed prior to this leak.

Seller attaches the following document(s): \_\_\_\_\_

## 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.

Luz Robles-Razzag, Trustee 4/18/25  
SELLER SIGNATURE DATE

Razzag Trustee 4/18/2025  
SELLER SIGNATURE DATE

Luz Robles-Razzag, Trustee of  
the Luz Robles-Razzag Revocable  
Trust Dated 7/31/2012  
Seller Printed Name

Azinn Razzag, Trustee of the  
Luz Robles-Razzag  
Revocable Trust Dated  
7/31/2012  
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