

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.

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Form # 2091

01/25

41206293

### SELLER'S DISCLOSURE STATEMENT

Property Address : 8300 Cornell Ave. University City, MO. 63132

**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			
<b>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.</b>			
<b>LEAD-BASED PAINT</b>	YES	NO	UNK
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>	YES	NO	UNK
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>	YES	NO	UNK
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

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BUYER BUYER

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SELLER SELLER



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

RADIOACTIVE OR HAZARDOUS MATERIALS	YES	NO	UNK
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.	<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	YES	NO	UNK
Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware if it has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware if the property has been tested for lead?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Radon	YES	NO	UNK
Are you aware if the property has been tested for radon gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are you aware if the property has ever been mitigated for radon gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

*Previous homeowner installed a radon mitigation system in 2002*

Mold	YES	NO	UNK
Are you aware of the presence of any mold on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware of anything with mold on the property that has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware if the property has ever been tested for the presence of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Asbestos Materials	YES	NO	UNK
Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware of any asbestos material that has been encapsulated or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware if the property has been tested for the presence of asbestos?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Other Environmental Concerns	YES	NO	UNK
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.?	<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			
Contact Name		Phone #	
Type of Property (check all that apply)	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Condominium <input type="checkbox"/> Townhome <input type="checkbox"/> Villa <input type="checkbox"/> Co-op		
Mandatory Assessment #1	\$ _____ per	<input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input type="checkbox"/> Other	
Mandatory Assessment #2	\$ _____ per	<input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input type="checkbox"/> Other	
Mandatory Assessment(s) include:			
<input type="checkbox"/> entrance sign/structure <input type="checkbox"/> street maintenance <input type="checkbox"/> common ground <input type="checkbox"/> snow removal specific to dwelling <input type="checkbox"/> snow removal common area <input type="checkbox"/> landscaping of common area <input type="checkbox"/> landscaping specific to dwelling <input type="checkbox"/> reception facility <input type="checkbox"/> clubhouse <input type="checkbox"/> pool <input type="checkbox"/> tennis court <input type="checkbox"/> exercise area <input type="checkbox"/> water <input type="checkbox"/> sewer <input type="checkbox"/> trash removal <input type="checkbox"/> doorman <input type="checkbox"/> cooling <input type="checkbox"/> heating <input type="checkbox"/> security <input type="checkbox"/> elevator <input type="checkbox"/> some insurance <input type="checkbox"/> real estate taxes <input type="checkbox"/> other common facility _____ <input type="checkbox"/> assigned parking space(s): how many _____ identified as _____ <input type="checkbox"/> other specific item(s): _____ <input type="checkbox"/> Dwelling exterior maintenance covered by Assessment: _____			

UNK=Unknown

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BUYER BUYER

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SELLER SELLER



	YES	NO	UNK
Are you aware of any existing or proposed special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware of any special taxes and/or district improvement assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
Are you aware of any material defects in any common or other shared elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are you aware of any existing indentures/restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
Is there a recorded driveway/street/road maintenance agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain any "Yes" answers you gave in this section:			

## UTILITIES

Services	Current Provider	Phone #	<input type="checkbox"/> Owned <input type="checkbox"/> Leased	Avg Monthly Cost
Propane				
Gas	Spire	(800) 887-4173		\$100.00
Electric	Amgen	(800) 552-7583		\$125.00
Water	Mo American Water	(800) 450-0820		\$92.82
Sewer	Metro Sewer	(314) 768-6210		\$61.04
Trash	U City	(314) 505-8560		37.00
Recycle				
Internet	AT&T	877-395-9620		\$170.00
Phone	Verizon	800-922-0204		\$250.00

## HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:

Zone 1: Age 2014 Brand Lennox ☒ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other

Zone 2: Age \_\_\_\_\_ Brand \_\_\_\_\_ ☐ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other

Fuel Source of Heating Equipment:

Zone 1: ☒ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other

Zone 2: ☐ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other

Type of Air Conditioner:

Zone 1: Age 2014 Brand Lennox ☒ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units: \_\_\_\_\_) ☐ Other

Zone 2: Age \_\_\_\_\_ Brand \_\_\_\_\_ ☐ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units: \_\_\_\_\_) ☐ Other

	YES	NO	UNK
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"/>
Do you have any existing maintenance agreements in place?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are any areas of the home not covered by central heating /cooling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

*Last routine service for HVAC completed 3/21/25 by Patrick w/ Classic Air Care. No issues. Costs were covered by the maintenance agreement.*

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

*Annual maintenance Agreement Cost \$189.00 per yr. through Classic Air Care and renews on 11/29/25*

FIREPLACE(S)		YES	NO	UNK
Location 1: Room: <u>Living Room</u>	Functional and properly vented?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type: <input type="checkbox"/> Wood Burning <input checked="" type="checkbox"/> Gas Logs <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK				
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				
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				
Are you aware of any problems or repairs needed with any item in this section?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any "Yes" or "No" answers you gave in this section:

*New Gas Fireplace Insert professionally installed by Arnold Stove & Fireplace in 2016*

## PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

Plumbing System: ☒ Copper ☒ PVC ☐ PEX ☐ Galvanized ☐ Other:

Water Heater 1: Age: 2010 Location: Basement Tank Size: 50 gal ☒ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other

Water Heater 2: Age: \_\_\_\_\_ Location: \_\_\_\_\_ Tank Size: \_\_\_\_\_ ☐ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other



	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Please explain any "Yes" or "Other" answers you gave in this section: <i>Kitchen Refrigerator Ice make is attached to basement water supply line</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 <u>200</u> Brand <u>Square D</u> <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
Panel 2: Amps Brand <input 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 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>1950</u> . Seller has occupied property from <u>7/2008</u> to <u>Present</u> .			
List all significant additions, modifications, renovations, & alterations to the property during your ownership below: <i>Gut remodel of both full Bathrooms in 2011, including plumbing stacks. Gut remodel of Kitchen &amp; Morning Room in 2019 including new sliding glass door Custom Shade Sails installed over both Deck &amp; Patio area in 2020</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:			

UNK=Unknown

 \_\_\_\_\_ / \_\_\_\_\_ Initials BUYER and SELLER acknowledge they have read this page  
 BUYER BUYER 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:					
BASEMENT AND CRAWL SPACE (Complete only if applicable)					
Is the home equipped with a sump pit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Is the home equipped with a sump pump?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Are you aware of any issues with sump pit(s) & pump(s)?	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Please explain any "Yes" answers you gave in this section: <i>Proactively hired Quality Waterproofing in 2023 to seal 3 basement wall cracks and 1 garage wall crack to prevent any future moisture intrusion. We have never had water in the basement.</i>					
ROOF, GUTTERS AND DOWNSPOUTS					
What is the approximate age of the roof? <i>11 yrs</i> Is it documented? If yes, please provide documentation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
Please explain any "Yes" answers you gave in this section and attach any documentation: <i>Roof replaced in 2014 by Peak Performance Roofing due to Hail Storm Damage</i>					
PESTS/TERMITES/WOOD DESTROYING INSECTS					
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Are you aware of any control treatments to the property?	<input checked="" type="checkbox"/>	<input 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? <i>Termite Inspection \$231.60 per yr. Expires 3/20/26</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Please explain any "Yes" answers you gave in this section: <i>I have bait stations around the house perimeter. Warranty Contract is with Orkin. Last termite inspection was on 3/20/25. Home passed and has not ever had any termite activity.</i>					
SOIL AND DRAINAGE					
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

BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

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SELLER SELLER



SURVEY AND ZONING				YES	NO	UNK
Do you have a survey of the property? If yes, please attach.				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the survey include all existing improvements on the property?				<input checked="" 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.						
IN 2014 Roof replaced due to hail damage						
APPLIANCES/EQUIPMENT						
(Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)						
Range/Stove	Jenn Air Dual Fuel Range	<input type="checkbox"/> N/A	Age	2015	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric
Oven		<input checked="" type="checkbox"/> N/A	Age		<input type="checkbox"/> Gas	<input type="checkbox"/> Electric
Cooktop		<input checked="" type="checkbox"/> N/A	Age		<input type="checkbox"/> Gas	<input type="checkbox"/> Electric
Outdoor Grill	Weber 3 Burner Gas Grill	<input type="checkbox"/> N/A	Age	2010	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric
Dryer Hookup	House has both Gas & Electric	<input type="checkbox"/> N/A			<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric
Built in Microwave		<input type="checkbox"/> N/A	Age	2019		
Built in Refrigerator		<input checked="" type="checkbox"/> N/A	Age			
Dishwasher		<input type="checkbox"/> N/A	Age	2019		
Garbage Disposal		<input type="checkbox"/> N/A	Age	2019		
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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"/>

## ADDITIONAL COMMENTS

Main Sewer Lateral plus Kitchen, Bathroom and Laundry Room drain stacks were replaced with PVC Pipe in 2017

Durable Polyaspartic Flake System Coating was professionally installed on the unfinished basement and garage floors by Dynamic Protective Coatings LLC in 2023

Seller attaches the following document(s):

House Survey

## 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.

*Roger G French*

SELLER SIGNATURE

4/22/25

DATE

*Carolyn S French*

SELLER SIGNATURE

4/22/25

DATE

Roger G French

Seller Printed Name

Carolyn S. French

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