

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.

Form # 2091 01/20

### SELLER'S DISCLOSURE STATEMENT


1 To be completed by **SELLER** concerning 441 Briarwyck Drive, Ballwin, MO 63011 (Property Address) located  
2 in the municipality of Ballwin (if incorporated), County of St. Louis County, Missouri.  
3 **Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect**  
4 **Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property**  
5 **being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot**  
6 **guarantee the accuracy of the information in this form.**

7 **TO SELLER:** Your truthful disclosure of the condition of your property gives you the best protection against future charges  
8 that you violated your legal obligation to Buyer by concealing a material defect(s). Lead-based paint use as a site for  
9 methamphetamine property or any other disclosure required by law for the property prior to  
10 your ownership may be a material defect, for example, if information that you possess indicates some  
11 persistent pattern of a problem that has not been remedied, such information should be disclosed in this disclosure in order to  
12 achieve full and honest disclosure of the property or the answers you fail to provide. In any event, failure to disclose, in any way, may have legal consequences,  
13 even after the closing of the sale. The disclosure statement and the questions on this form should help you meet your disclosure obligation, but it may not cover all  
14 aspects of your property. If you know or suspect some condition which would materially lower the value of the property,  
15 impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at  
16 the end of this form to describe that condition.

17 **TO BUYER:** THIS INFORMATION IS FOR YOUR INFORMATION ONLY AND IS NOT INTENDED TO BE A PART OF ANY  
18 CONTRACT BETWEEN BUYER AND SELLER. A contract to purchase the property, that contract, and not this  
19 disclosure statement, will provide for what is to be included in the sale. If you expect certain items, appliances, or equipment  
20 included, you must specify them in the contract. This disclosure is based on the Seller's knowledge, you cannot be sure  
21 that there are, in fact, no problems with the property that the Seller is not aware of them. The answers given by the  
22 Seller are not warranties of the condition of the property. You should condition your offer on a professional inspection of  
23 the property. You may also wish to obtain a home inspection warranty. Due to the variety of insurance, requirements,  
24 products, and arrangements Buyer should contact appropriate insurance agents to determine insurance coverage needed.  
25 Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price  
26 or you should make the correction of these conditions before the consummation of the sale contract.

#### 27 SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER COMMON INTEREST DEVELOPMENT (if applicable)

- 28 (a) Development Name \_\_\_\_\_
- 29 (b) Contact \_\_\_\_\_ Phone \_\_\_\_\_
- 30 Type of Property: (check all that apply)  Single-Family Residence  Condominium  Townhome
- 31  Villa  Co-Op
- 32 (c) Mandatory Assessment: # \_\_\_\_\_ \$ \_\_\_\_\_ per:  month  quarter  half-year  year
- 33 Mandatory Assessment: # \_\_\_\_\_ \$ \_\_\_\_\_  month  quarter  half-year  year
- 34 (d) Mandatory Assessment(s) include:
  - 35  entrance sign/structure  pest maintenance  common grounds  removal of common area
  - 36  snow removal specific to this dwelling  landscaping of common area  painting specific to this dwelling
  - 37  clubhouse  pool  tennis court  exercise area  reception facility  sewer  trash removal
  - 38  doorman  concierge  security  elevator  other \_\_\_\_\_
  - 39  assigned parking spaces: how many \_\_\_\_\_ identified as \_\_\_\_\_  real estate taxes
  - 40  other \_\_\_\_\_
  - 41  Exterior Maintenance of this dwelling covered by Assessment: \_\_\_\_\_
- 42 (e) Optional Assessment(s)/Membership(s) Please explain \_\_\_\_\_
- 43 \_\_\_\_\_
- 44 (f) Are you aware of any existing or proposed special assessments?  Yes  No
- 45 (g) Are you aware of any special taxes and/or district improvement assessments?  Yes  No
- 46 (h) Are you aware of any condition or claim which may cause an increase in assessment or fees?  Yes  No
- 47 (i) Are you aware of any material defects in any common or other shared elements?  Yes  No
- 48 (j) Are you aware of any existing indentures/restrictive covenants?  Yes  No
- 49 (k) Are you aware of any violation of the indentures/restrictions by yourself or by others?  Yes  No
- 50 (l) Is there a recorded street/road maintenance agreement?  Yes  No
- 51 (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: \_\_\_\_\_
- 52 \_\_\_\_\_

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- 111  Satellite Dish  Owned  Leased/Lease Information: \_\_\_\_\_
- 112  Electronic Pet Fence System Number of Collars: \_\_\_\_\_  Other: \_\_\_\_\_
- 113 (d) Are you aware of any items in this section in need of repair or replacement?  Yes  No If "Yes", please explain \_\_\_\_\_
- 114 \_\_\_\_\_

115 **ELECTRICAL**

- 116 Type of service panel:  Fuses  Circuit Breakers  Other: \_\_\_\_\_
- 117 (a) Type of wiring:  Copper  Aluminum  Knob and Tube  Unknown
- 118 (b) Are you aware of any problems or repairs needed in the electrical system?  Yes  No If "Yes", please explain \_\_\_\_\_
- 119 \_\_\_\_\_

120 **ROOF, GUTTERS AND DOWNSPOUTS**

- 121 (a) What is the approximate age of the roof? \_\_\_\_\_ Years. Documented?  Yes  No
- 122 (b) Has the roof ever leaked during your ownership?  Yes  No If "Yes" please explain \_\_\_\_\_
- 123 \_\_\_\_\_
- 124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?  Yes  No If "Yes",
- 125 please explain \_\_\_\_\_
- 126 (d) Are you aware of any problems with gutters or downspouts?  Yes  No
- 127 \_\_\_\_\_

128 **CONSTRUCTION**

- 129 (a) Are you aware of any problems with settling, foundation walls, sub-floor, interior and exterior walls, roof construction,
- 130 decks/porches or other load bearing elements?  Yes  No If "Yes" please describe in detail \_\_\_\_\_
- 131 \_\_\_\_\_
- 132 (b) Are you aware of any repairs to any of the settling elements listed in (a)?  Yes  No If "Yes", please describe the
- 133 location, extent, date and name of the contractor who did the repair or the effort \_\_\_\_\_
- 134 \_\_\_\_\_
- 135 (c) Are you aware that any of the work in (b) was completed without needed permits?  Yes  No
- 136 (d) List all significant additions, modifications or alterations to the property during your ownership: \_\_\_\_\_
- 137 \_\_\_\_\_
- 138 (e) Were required permits obtained for the work in (b)?  Yes  No

139 **BASEMENT AND CRAWL SPACE (Complete only)**

- 140 (a)  Sump pit  Sump pit and pump
- 141 (b) Type of foundation:  Concrete  Stone  Brick  Wood
- 142 (c) Are you aware of any dampness, water accumulation or moisture in the basement or crawl space?  Yes  No If "Yes", please
- 143 describe in detail \_\_\_\_\_
- 144 \_\_\_\_\_
- 145 \_\_\_\_\_
- 146 (d) Are you aware of any repairs or other attempts to control any moisture or pest problem in the basement or crawl space?
- 147  Yes  No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
- 148 effort \_\_\_\_\_
- 149 \_\_\_\_\_

150 **PESTS OR TERMITES/WOOD DESTROYING INSECTS**

- 151 (a) Are you aware of any pests or termites or wood destroying insects impacting the property or improvements?  Yes  No
- 152 (b) Are you aware of any uncorrected damage to the property caused by pests or wood destroying insects?  Yes  No
- 153 (c) Is your property currently under warranty contract by a licensed pest/termite control company?  Yes  No
- 154 (d) Are you aware of any pest control reports for the property?  Yes  No
- 155 (e) Are you aware of any pest control treatments to the property?  Yes  No
- 156 (f) Please explain any "Yes" answers you gave in this section \_\_\_\_\_
- 157 \_\_\_\_\_

158 **SOIL AND DRAINAGE**

- 159 (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?  Yes  No
- 160 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
- 161 property?  Yes  No
- 162 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect
- 163 the property?  Yes  No
- 164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
- 165 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
- 166 e.g. retention ponds, rain gardens, sand filters, permeable pavement)  Yes  No
- 167 (e) Please explain any "Yes" answers you gave in this section \_\_\_\_\_
- 168 \_\_\_\_\_

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169 **HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

- 170 (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based  
 171 Paint and/or Lead-Based Paint Hazards, form #2049.)  
 172 (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?  Yes  No  
 173 (2) Are you aware if it has ever been covered or removed?  Yes  No  
 174 (3) Are you aware if the property has been tested for lead?  Yes  No If "Yes", please give date performed, type of test and test  
 175 results \_\_\_\_\_  
 176 (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_  
 177 \_\_\_\_\_
- 178 (b) Asbestos Materials  
 179 (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,  
 180 pipe wrap, etc.?  Yes  No  
 181 (2) Are you aware of any asbestos material that has been encapsulated or removed?  Yes  No  
 182 (3) Are you aware if the property has been tested for the presence of asbestos?  Yes  No If "Yes", please give date performed,  
 183 type of test and test results \_\_\_\_\_  
 184 (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_  
 185 \_\_\_\_\_
- 186 (c) Mold  
 187 (1) Are you aware of the presence of mold on the property?  Yes  No  
 188 (2) Are you aware of anything written on the property that has ever been covered or removed?  Yes  No  
 189 (3) Are you aware if the property has been tested for the presence of mold?  Yes  No If "Yes", please give date performed,  
 190 type of test and test results \_\_\_\_\_  
 191 (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_  
 192 \_\_\_\_\_
- 193 (d) Radon  
 194 (1) Are you aware if the property has been tested for radon gas?  Yes  No If "Yes", please give date performed, type of test  
 195 and test results \_\_\_\_\_  
 196 (2) Are you aware if the property has ever been mitigated for radon gas?  Yes  No If "Yes", please provide the date and name  
 197 of the person/company who did the mitigation \_\_\_\_\_
- 198 (e) Methamphetamine  
 199 Are you aware if the property is or was used as a location for storage site for methamphetamine or was the residence of  
 200 a person convicted of a crime related to methamphetamine or any other controlled substance related thereto?  
 201  Yes  No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain  
 202 \_\_\_\_\_
- 203 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)  
 204 Are you aware of any permitted or unpermitted solid waste disposal or demolition landfill on the property?  Yes  No  
 205 If "Yes", Section 260.213 RSMo requires you to disclose the location of such site on the property. Please provide such  
 206 information. \_\_\_\_\_  
 207 \_\_\_\_\_  
 208 **Note: If Seller checks "Yes" Seller may be assuming liability to pay for any remedial action at the property.**
- 209 (g) Radioactive or Hazardous Material  
 210 Have you ever received a report stating affirmatively that the property is or was contaminated with radioactive  
 211 material or other hazardous material?  Yes  No If "Yes", Section 442.005 RSMo requires you to disclose such knowledge  
 212 in writing. Please provide such information, including a copy of such report \_\_\_\_\_  
 213 \_\_\_\_\_
- 214 (h) Other Environmental Concerns  
 215 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),  
 216 electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?  Yes  No If "Yes", please  
 217 explain \_\_\_\_\_  
 218 \_\_\_\_\_

219 **SURVEY AND ZONING**

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

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228 **INSURANCE**

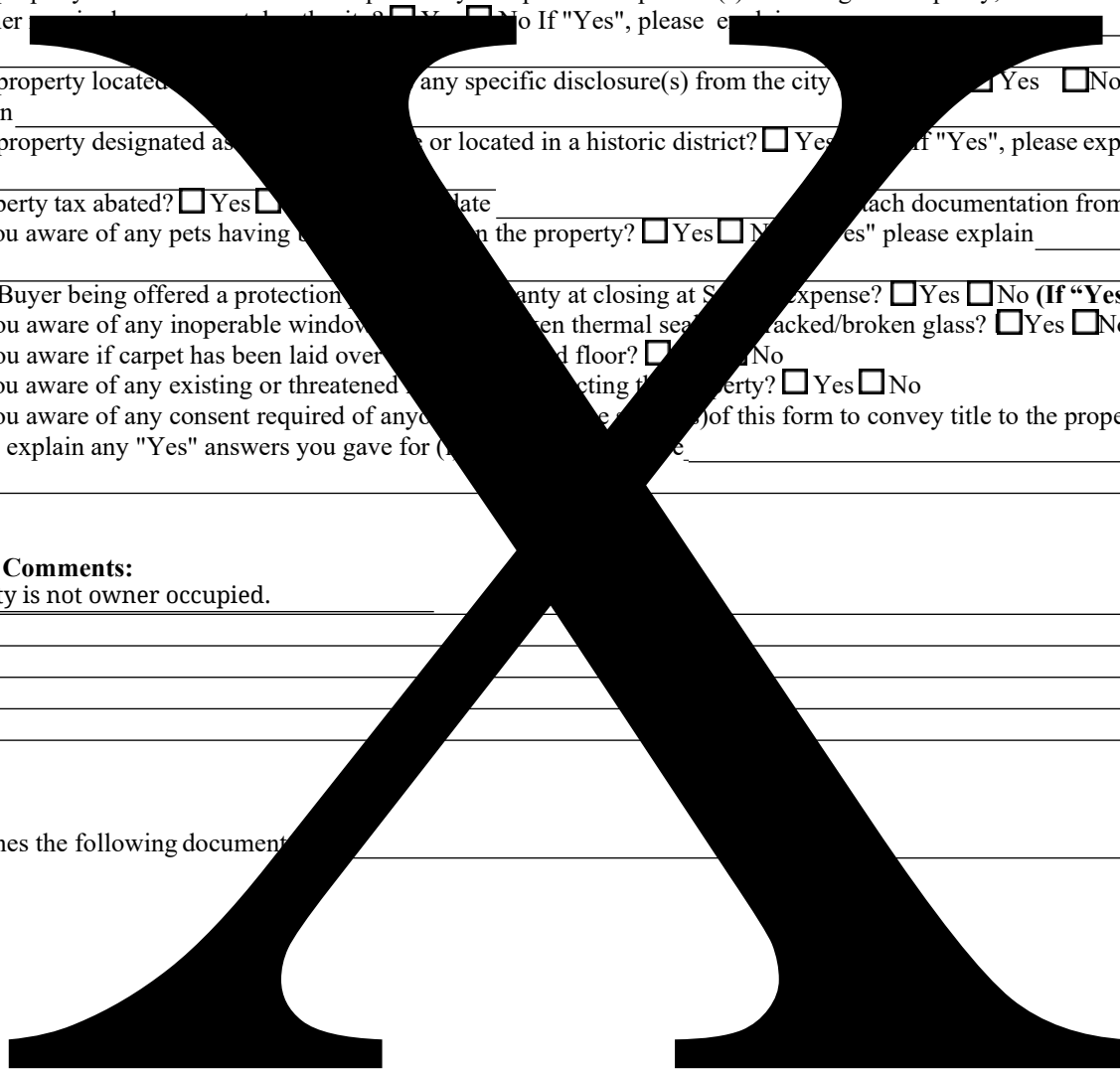
229 Are you aware of any claims that have been filed for damages to the property?  Yes  No If "Yes", please provide the following  
230 information: date of claim, description of claim, repairs and/or replacements completed \_\_\_\_\_  
231 \_\_\_\_\_  
232 \_\_\_\_\_  
233 \_\_\_\_\_

234 **MISCELLANEOUS**

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

255 **Additional Comments:**  
256 this property is not owner occupied.  
257 \_\_\_\_\_  
258 \_\_\_\_\_  
259 \_\_\_\_\_  
260 \_\_\_\_\_

261 Seller attaches the following document \_\_\_\_\_



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262 **SELLER'S ACKNOWLEDGEMENT:**

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

266 *Julianne G. Robbins, trustee* dotloop verified  
267 SELLER SIGNATURE DATE 07/29/22 10:48 PM CDT  
4FYU-XFAW-2F4P-1AVR

SELLER SIGNATURE DATE

268 Julianne G. Robbins, trustee  
269 Seller Printed Name

Seller Printed Name

270 **BUYER'S ACKNOWLEDGEMENT:**

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

276 BUYER SIGNATURE DATE

BUYER SIGNATURE DATE

278 Buyer Printed Name

Buyer Printed Name