

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

**SELLER'S DISCLOSURE STATEMENT**

Property Address : 695 Shadow View Drive, Wright City, MO 63390

**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.**

| <b>LEAD-BASED PAINT</b>  |  | <b>YES</b>               | <b>NO</b>                           | <b>UNK</b>               |
|--|--|--------------------------|-------------------------------------|--------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2  | Please explain any "Yes" answers you gave in this section:   |                          |                                     |                          |
| <b>METHAMPHETAMINE</b>   |  | <b>YES</b>               | <b>NO</b>                           | <b>UNK</b>               |
| 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:   |                          |                                     |                          |
| <b>WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)</b> |  | <b>YES</b>               | <b>NO</b>                           | <b>UNK</b>               |
| 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. <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

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| SELLER  | SELLER  |

|   |   |         |  |
|---|---|---------|--|
| 6   | Please explain any "Yes" answers you gave in this section:  |         |  |
|   | <b>RADIOACTIVE OR HAZARDOUS MATERIALS</b>   |         | 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.  |         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK |
| 8   | Please explain any "Yes" answers you gave in this section:  |         |  |
| <b>ADDITIONAL DISCLOSURES</b>   |   |         |  |
|   | <b>Lead-Based Paint</b>   |         | YES   NO   UNK   |
| 9   | Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?  |         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK |
| 10  | Are you aware if it has ever been covered or removed?   |         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK |
| 11  | Are you aware if the property has been tested for lead?   |         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK |
| 12  | Please explain any "Yes" answers you gave in this section including test date, type of test and results:  |         |  |
|   | <b>Radon</b>  |         | YES   NO   UNK   |
| 13  | Are you aware if the property has been tested for radon gas?  |         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK |
| 14  | Are you aware if the property has ever been mitigated for radon gas?  |         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK |
| 15  | Please explain any "Yes" answers you gave in this section:  |         |  |
|   | <b>Mold</b>   |         | YES   NO   UNK   |
| 16  | Are you aware of the presence of any mold on the property?  |         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK |
| 17  | Are you aware of anything with mold on the property that has ever been covered or removed?  |         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK |
| 18  | Are you aware if the property has ever been tested for the presence of mold?  |         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK |
| 19  | Please explain any "Yes" answers you gave in this section:  |         |  |
|   | <b>Asbestos Materials</b>   |         | 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.?   |         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK |
| 21  | Are you aware of any asbestos material that has been encapsulated or removed?   |         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK |
| 22  | Are you aware if the property has been tested for the presence of asbestos?   |         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK |
| 23  | Please explain any "Yes" answers you gave in this section:  |         |  |
|   | <b>Other Environmental Concerns</b>   |         | 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.?  |         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK |
| 25  | Please explain any "Yes" answers you gave in this section:  |         |  |
| <b>SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)</b> |   |         |  |
| 26  | Development Name   Innsbrook  |         |  |
| 27  | Contact Name  | Phone # |  |
| 28  | Type of Property (check all that apply) <input checked="" 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  |         |  |
| 29  | Mandatory Assessment #1   \$3,200   per <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Other  |         |  |
| 30  | 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  |         |  |
| 31  | Mandatory Assessment(s) include:<br><input checked="" type="checkbox"/> entrance sign/structure <input checked="" type="checkbox"/> street maintenance <input checked="" type="checkbox"/> common ground <input type="checkbox"/> snow removal specific to dwelling<br><input checked="" type="checkbox"/> snow removal common area <input checked="" type="checkbox"/> landscaping of common area <input type="checkbox"/> landscaping specific to dwelling <input checked="" type="checkbox"/> reception facility<br><input checked="" type="checkbox"/> clubhouse <input checked="" type="checkbox"/> pool <input checked="" type="checkbox"/> tennis court <input checked="" type="checkbox"/> exercise area <input checked="" type="checkbox"/> water <input type="checkbox"/> sewer <input checked="" type="checkbox"/> trash removal <input type="checkbox"/> doorman <input type="checkbox"/> cooling <input type="checkbox"/> heating<br><input checked="" type="checkbox"/> security <input type="checkbox"/> elevator <input type="checkbox"/> some insurance <input type="checkbox"/> real estate taxes <input type="checkbox"/> other common facility _____<br><input type="checkbox"/> assigned parking space(s): how many _____ identified as _____<br><input type="checkbox"/> other specific item(s): _____<br><input type="checkbox"/> 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

40 Please explain any "Yes" answers you gave in this section:  
There are restrictions for the community. Driveway is owner responsibility.

#### UTILITIES

| Services    | Current Provider           | Phone # |  | Avg Monthly Cost |
|-------------|----------------------------|---------|--|------------------|
| 41 Propane  | NA                         |         | <input type="checkbox"/> Owned <input type="checkbox"/> Leased |                  |
| 42 Gas      | NA                         |         |  |                  |
| 43 Electric | Cuiver River               |         |  | \$40-\$60        |
| 44 Water    | Innsbrook HOA              |         |  |                  |
| 45 Sewer    | NA                         |         |  |                  |
| 46 Trash    | Innsbrook HOA              |         |  |                  |
| 47 Recycle  | Innsbrook HOA              |         |  |                  |
| 48 Internet | Cellular with wifi hotspot |         |  |                  |
| 49 Phone    | Cellular with wifi hotspot |         |  |                  |

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

|                                   |  |   |                                  |                                    |                                      |                                |                                |  |  |
|-----------------------------------|--|---|----------------------------------|------------------------------------|--------------------------------------|--------------------------------|--------------------------------|--|--|
| Type of Heating Equipment:        |  |   |                                  |                                    |                                      |                                |                                |  |  |
| 50 Zone 1: Age 13 Brand Lennox    | <input checked="" type="checkbox"/> Forced Air       | <input checked="" 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 type="checkbox"/> Natural Gas                 | <input checked="" 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 13 Brand Lennox    | <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 |  |  |

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

60 Please explain any "Yes" or "Other" answers you gave in this section:  
We installed (2) duckless hvac systems. One in primary bedroom and one in one of the upstairs bedrooms. They are called mini-splits. Both are about 4 year olds and made by Mr. Cool. Also are a heat pump.

#### FIREPLACE(S)

|   | YES                                 | NO                       | UNK                      |
|---|-------------------------------------|--------------------------|--------------------------|
| 61 Location 1: Room: Family Room<br>Type: <input checked="" type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 62 Location 2: Room:<br>Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK                        | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 63 Location 3: Room:<br>Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK                        | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 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:  
fireplace does have a heat-o-later with a catalectic converter.

#### 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: mostly pvc with some copper. |  |  |  |
| 67 Water Heater 1: Age: 15 Location: Tank Size: 40-50 <input type="checkbox"/> Gas <input checked="" 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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|   | YES                                 | NO                                  | UNK                      |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 69 Does the property have an ice-maker supply line?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 70 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"/> |
| 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?<br>(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"/> |
| 73 Please explain any "Yes" or "Other" answers you gave in this section:  |                                     |                                     |                          |
| <b>WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)</b>   |                                     |                                     |                          |
| 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.   |                                     |                                     |                          |
|   | YES                                 | NO                                  | UNK                      |
| 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?   | <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 :   |                                     |                                     |                          |
| <b>SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)</b>   |                                     |                                     |                          |
| 79 What is the type of sewerage system to which the house is connected? <input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Aerator <input type="checkbox"/> Other<br>If Other, please explain:  |                                     |                                     |                          |
| 80 If septic/aerator, when was system last serviced?  |                                     |                                     |                          |
|   | YES                                 | NO                                  | UNK                      |
| 81 Is there a sewerage lift system?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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:   |                                     |                                     |                          |
| <b>ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)</b>  |                                     |                                     |                          |
| Type of Service Panel(s):   |                                     |                                     |                          |
| 85 Panel 1: Amps 100 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 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 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   |                                     |                                     |                          |
|   | YES                                 | NO                                  | UNK                      |
| 91 Are you aware of any problems or repairs needed in the electrical system?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 92 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"/> |
| 93 Please explain any "Yes" answers you gave in this section:   |                                     |                                     |                          |
| <b>CONSTRUCTION</b>   |                                     |                                     |                          |
| 94 The property was originally constructed in: 1991 . Seller has occupied property from 1991 to present .   |                                     |                                     |                          |
| 95 List all significant additions, modifications, renovations, & alterations to the property during your ownership below:<br>2 mini splits added in 2020, hardscaping from parking area to lake 2016, bumped out and remodeled kitchen 2012, remodeled bathroom 2015, replaced wood stove 2010-2011, LVP Flooring 2021, Room darkening shades 2010, solid hardwood doors 2006, Stone wall off parking area 2012, extensive landscaping 2012, ceiling fans and lighting added , redid kitchen ceiling 2012 |                                     |                                     |                          |
|   | YES                                 | NO                                  | UNK                      |
| 96 Were required permits obtained for the work described above?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 97 Please explain any "No" answers you gave in this section:  |                                     |                                     |                          |

UNK=Unknown

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| FOUNDATION |   |   |                                     |
|------------|---|---|-------------------------------------|
| 98         | Type of Foundation:   | <input type="checkbox"/> Concrete <input checked="" 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 checked="" 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:  |   |                                     |
|            |   |   |                                     |
|            | <b>BASEMENT AND CRAWL SPACE (Complete only if applicable)</b>   |   |                                     |
|            |   | 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 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 type="checkbox"/>  | <input checked="" 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 type="checkbox"/>  | <input checked="" type="checkbox"/> |
| 111        | Please explain any "Yes" answers you gave in this section:<br>No basement   |   |                                     |
|            | <b>ROOF, GUTTERS AND DOWNSPOUTS</b>   |   |                                     |
|            |   | YES   | NO                                  |
| 112        | What is the approximate age of the roof? 16 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 checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| 115        | Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?   | <input checked="" type="checkbox"/>   | <input 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:<br>Innsbrook repaired a leak at the corner of the screen porch using flasing, roof seal and guttering.  |   |                                     |
|            | <b>PESTS/TERMITES/WOOD DESTROYING INSECTS</b>   |   |                                     |
|            |   | 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 checked="" type="checkbox"/>   | <input type="checkbox"/>            |
| 124        | Please explain any "Yes" answers you gave in this section:<br>pesky wood pecker, occasional damage that I fill with matching gray caulk. Quartly exterior sparay  |   |                                     |
|            | <b>SOIL AND DRAINAGE</b>  |   |                                     |
|            |   | 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:  |   |                                     |

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                                 |
|--|--|---|------------------------|-------------------------------------|--|-------------------------------------|
| 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 type="checkbox"/>            | <input checked="" type="checkbox"/>          | <input type="checkbox"/>            |
| 132  | Are you aware of any shared or common features with adjoining properties?  |   |                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/>          | <input checked="" 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:<br>see survey   |   |                        |                                     |  |                                     |
| 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<br>(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 12-13              | <input type="checkbox"/> Gas        | <input checked="" type="checkbox"/> Electric |                                     |
| 140  | Oven   | <input type="checkbox"/> N/A            | Age 12-13              | <input type="checkbox"/> Gas        | <input checked="" type="checkbox"/> Electric |                                     |
| 141  | Cooktop  | <input type="checkbox"/> N/A            | Age 12-13              | <input type="checkbox"/> Gas        | <input checked="" 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 type="checkbox"/> Electric            |                                     |
| 144  | Built in Microwave   | <input type="checkbox"/> N/A            | Age 12-13              |                                     |  |                                     |
| 145  | Built in Refrigerator  | <input type="checkbox"/> N/A            | Age freestanding 12-13 |                                     |  |                                     |
| 146  | Dishwasher   | <input checked="" type="checkbox"/> N/A | Age                    |                                     |  |                                     |
| 147  | Garbage Disposal   | <input checked="" 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:<br>beverage fridge & 18 bottle wine fridge both will be left with the home and range 10-12 year old   |   |                        |                                     |  |                                     |
| 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:<br>This is not the primary residence but did frequent throughout the past 12 months.<br>Pet-we have 2 cats which we bring with us some weekends, not every weekend. |   |                        |                                     |  |                                     |

UNK=Unknown

|       |       |
|-------|-------|
|       |       |
| BUYER | BUYER |

Initials BUYER and SELLER acknowledge they have read this page

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| SELLER  | SELLER  |

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| ADDITIONAL COMMENTS |  |
|---------------------|--|
|                     |  |

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.

Signed by:

Watkins R A & Spousal Trust, Ron Watkins, Member

78D16459B79341C...

SELLER SIGNATURE

DATE

7/31/2025 | 2:07 PM CDT

Signed by:

Watkins R A & Spousal Trust, Susan Watkins, Member

F61270303C2D4CD...

SELLER SIGNATURE

DATE

7/31/2025 | 2:19 PM CDT

Watkins R A & Spousal Trust, Ron Watkins, Member

Seller Printed Name

Watkins R A & Spousal Trust, Susan Watkins, Member

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

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.

Approved by Counsel for St. Louis REALTORS®

To be used exclusively by REALTORS®

Form # 2165

01/20

## SEPTIC/WELL ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

1 PROPERTY ADDRESS: 695 Shadow View Drive, Wright City, MO 63390 DATE: 07/31/2025

### 2 SEPTIC (Explain any "Yes" answers):

3 **Note: Potential buyers should be aware that the current owner may not use the septic system to its full capacity. If the system**  
 4 **is being underutilized, it may falsely appear to be problem free. If the system is more heavily utilized, problems may surface**  
 5 **that were previously not known or detectable. These problems may not be discovered by a septic inspection.**

- 6 (a) How many people occupy the property? 2
- 7 (b) Has the property been vacant over any period during the last 12 months? ☐ Yes ☒ No
- 8 (c) Does any other property owner share this system? ☐ Yes ☒ No
- 9 (d) Is any part of your system located on a neighbor's property? ☐ Yes ☒ No
- 10 (e) Is there a well within 50 feet of the septic tank? ☐ Yes ☒ No
- 11 (f) Does the system have an aerator? ☐ Yes ☒ No
- 12 (g) Of what is the bottom of the tank constructed? ☐ gravel ☐ concrete ☒ unknown
- 13 (h) Are any laundry, sinks, tubs and/or showers dispersing outside of the septic system? ☐ Yes ☒ No
- 14 (i) Do any of the pipes flow into ditches, creeks, ravines or a lagoon? ☐ Yes ☒ No
- 15 (j) Are any of the pipes exposed? ☒ Yes ☐ No
- 16 (k) Is there any seepage or surface discharge (effluence) from the septic system?  
 17 If "Yes", is there any from your system onto your neighbor's property? ☐ Yes ☒ No
- 18 (l) Is there any seepage or surface discharge from a neighbor's system onto your property? ☐ Yes ☒ No
- 19 (m) Have you noticed any noxious, offensive or unusual odors from the system? ☐ Yes ☒ No
- 20 (n) Have you experienced slow drainage or drain backups? ☐ Yes ☒ No
- 21 (o) Is there a current maintenance service agreement covering your system?  
 22 If "Yes", what is the annual cost and who is the current provider? ☐ Yes ☒ No
- 23 (p) Does any government authority require a maintenance service agreement for the  
 24 new homeowner? ☐ Yes ☒ No
- 25 (q) Have you ever been notified/cited by any governmental authority on problems  
 26 related to the system? ☐ Yes ☒ No
- 27 (r) Has a service company ever recommended any work to be done to the system? ☐ Yes ☒ No
- 28 (s) Are you aware of any defects? ☐ Yes ☒ No
- 29 (t) Have you expanded, updated or modified the septic system? ☐ Yes ☒ No
- 30 (u) Have you cleaned or pumped the system during your ownership of the property?  
 31 If "Yes", when was it done and who did the work? ☒ Yes ☐ No It was done 2 years ago in July of 2023

### 32 WELLS (Explain any "Yes" answers):

- 33 (a) Is any part of the well located on a neighbor's property? ☐ Yes ☐ No
- 34 (b) Is the well shared with any other properties? ☐ Yes ☐ No
- 35 If "Yes", is there a recorded well agreement? ☐ Yes ☐ No
- 36 (c) Are you aware of any problems relating to the quality or source of drinking water? ☐ Yes ☐ No
- 37 (d) Have you ever been notified/cited by any governmental authority on problems  
 38 related to the system? ☐ Yes ☐ No
- 39 (e) Has a service company ever recommended any work be done to the system? ☐ Yes ☐ No
- 40 (f) Are you aware of any defects? ☐ Yes ☐ No
- 41 (g) Are you aware of any plans to bring public water to this property? ☐ Yes ☐ No

### 42 Explanation of any "Yes" answers and additional comments for either of the above sections:

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56 Watkins R A & Spousal Trust, Ron Watkins, Member  
57 Seller Printed Name

Watkins R A & Spousal Trust, Susan Watkins, Member  
Seller Printed Name

64 \_\_\_\_\_  
65 BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
66 \_\_\_\_\_  
67 Buyer Printed Name \_\_\_\_\_

BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
Buyer Printed Name