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

01/26

93342399

SELLER'S DISCLOSURE STATEMENT

Property Address : 302 America St, Wentzville MO 63385

Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

TO SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed. Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

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

| | | | | |
|----|---|--|-------------------------------------|--|
| 6 | Please explain any "Yes" answers you gave in this section: | | | |
| | RADIOACTIVE OR HAZARDOUS MATERIALS | YES | NO | UNK |
| 7 | Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8 | Please explain any "Yes" answers you gave in this section: | | | |
| | ADDITIONAL DISCLOSURES | | | |
| | Lead-Based Paint | YES | NO | UNK |
| 9 | Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10 | Are you aware if it has ever been covered or removed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11 | Are you aware if the property has been tested for lead? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12 | Please explain any "Yes" answers you gave in this section including test date, type of test and results: | | | |
| | Radon | YES | NO | UNK |
| 13 | Are you aware if the property has been tested for radon gas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14 | Are you aware if the property has ever been mitigated for radon gas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15 | Please explain any "Yes" answers you gave in this section: | | | |
| | Mold | YES | NO | UNK |
| 16 | Are you aware of the presence of any mold on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17 | Are you aware of anything with mold on the property that has ever been covered or removed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18 | 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"/> |
| 19 | Please explain any "Yes" answers you gave in this section: | | | |
| | Asbestos Materials | YES | NO | UNK |
| 20 | Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21 | Are you aware of any asbestos material that has been encapsulated or removed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 22 | Are you aware if the property has been tested for the presence of asbestos? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23 | Please explain any "Yes" answers you gave in this section: | | | |
| | Other Environmental Concerns | YES | NO | UNK |
| 24 | Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 25 | Please explain any "Yes" answers you gave in this section: | | | |
| | SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable) | | | |
| 26 | Development Name | Newport Meadows | | |
| 27 | Contact Name | Innovative Property Management | Phone # | 214-922-8968 |
| 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 | \$ 150.00 | 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: | | | |
| | <input checked="" type="checkbox"/> entrance sign/structure <input type="checkbox"/> street maintenance <input checked="" type="checkbox"/> common ground <input type="checkbox"/> snow removal specific to dwelling <input type="checkbox"/> snow removal common area <input checked="" 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: | | | |

| | 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 type="checkbox"/> | <input checked="" 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: | | | |

UTILITIES

| Services | Current Provider | Phone # | | Avg Monthly Cost |
|-------------|--------------------|---------|--|------------------|
| 41 Propane | N/A | | <input type="checkbox"/> Owned <input type="checkbox"/> Leased | |
| 42 Gas | Ameren | | | \$50 |
| 43 Electric | Ameren | | | \$115 |
| 44 Water | City of Wentzville | | | \$18 |
| 45 Sewer | City of Wentzville | | | \$28 |
| 46 Trash | Meridian | | | \$15 |
| 47 Recycle | Meridian | | | \$13 |
| 48 Internet | Brightspeed | | | \$75 |
| 49 Phone | N/A | | | |

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

| | | | | |
|--|---|--|--|--|
| Type of Heating Equipment: | | | | |
| 50 Zone 1: Age ¹⁰ Brand Trans | <input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Radiant <input type="checkbox"/> Baseboard <input type="checkbox"/> Geo-Thermal <input type="checkbox"/> Other | | | |
| 51 Zone 2: Age Brand | <input type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Radiant <input type="checkbox"/> Baseboard <input type="checkbox"/> Geo-Thermal <input type="checkbox"/> Other | | | |
| Fuel Source of Heating Equipment: | | | | |
| 52 Zone 1: | <input type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Solar <input type="checkbox"/> Other | | | |
| 53 Zone 2: | <input type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Solar <input type="checkbox"/> Other | | | |
| Type of Air Conditioner: | | | | |
| 54 Zone 1: Age ¹⁰ Brand Trans | <input type="checkbox"/> Central Electric <input type="checkbox"/> Central Gas <input type="checkbox"/> Window/Wall (# of Units:) <input type="checkbox"/> Other | | | |
| 55 Zone 2: Age Brand | <input type="checkbox"/> Central Electric <input type="checkbox"/> Central Gas <input type="checkbox"/> 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: | | | |

FIREPLACE(S)

| | YES | NO | UNK |
|--|--------------------------|-------------------------------------|--------------------------|
| 61 Location 1: Room: _____ Functional and properly vented? 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 62 Location 2: Room: _____ Functional and properly vented? 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 63 Location 3: Room: _____ Functional and properly vented? 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

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

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

| |
|---|
| 66 Plumbing System: <input type="checkbox"/> Copper <input type="checkbox"/> PVC <input checked="" type="checkbox"/> PEX <input type="checkbox"/> Galvanized <input type="checkbox"/> Other: |
| 67 Water Heater 1: Age: ²⁰ Location: Basement Tank Size: ⁵⁰ <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other |
| 68 Water Heater 2: Age: Location: Tank Size: <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other |

| | YES | NO | UNK |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 69 Does the property have an ice-maker supply line? | <input checked="" type="checkbox"/> | <input 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? (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: | | | |
| WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement) | | | |
| 74 What is the source of your drinking water? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Other | | | |
| 75 If well, when was the water last tested? Is test documented? <input type="checkbox"/> Yes or <input type="checkbox"/> No. If yes, please provide documentation. | | | |
| 76 Do you have a water softener? <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No. If yes, is it <input type="checkbox"/> Owned or <input checked="" 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 : | | | |
| Culligan of O'Fallon for water softner with salt service and reverse osmosis system \$107 | | | |
| SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement) | | | |
| 79 What is the type of sewerage system to which the house is connected? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Septic <input type="checkbox"/> Aerator <input type="checkbox"/> Other 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: | | | |
| ELECTRICAL (Note: Certain types of electrical panels have been subject to recall) | | | |
| Type of Service Panel(s): | | | |
| 85 Panel 1: Amps ²⁰⁰ Brand Cutler Hammer <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 panels in service in the property being subject to recall or otherwise out of date? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 93 Are you aware of any active knob and tube wiring in the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 94 Please explain any "Yes" answers you gave in this section: | | | |
| CONSTRUCTION | | | |
| 95 The property was originally constructed in: 2008, Seller has occupied property from 7/15/2022 to present. | | | |
| 96 List all significant additions, modifications, renovations, & alterations to the property during your ownership below: Renovation of main level bathroom | | | |
| | YES | NO | UNK |
| 97 Were required permits obtained for the work described above? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 98 Please explain any "No" answers you gave in this section: Owner done work | | | |

| FOUNDATION | | | | |
|------------|---|---|-------------------------------------|-------------------------------------|
| 99 | 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 |
| 100 | Are you aware of any problems or issues with foundation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 101 | 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"/> |
| 102 | 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"/> |
| 103 | Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 104 | Are you aware of any repairs to any of the building elements listed above? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 105 | Were required permits obtained for any repairs described above? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 106 | 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: | | | |
| | two small vertical cracks in basement | | | |
| | BASEMENT AND CRAWL SPACE (Complete only if applicable) | | | |
| | | YES | NO | UNK |
| 107 | Is the home equipped with a sump pit? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 108 | Is the home equipped with a sump pump? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 109 | Are you aware of any issues with sump pit(s) & pump(s)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 110 | 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"/> |
| 111 | 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"/> | <input type="checkbox"/> |
| 112 | Please explain any "Yes" answers you gave in this section: | | | |
| | Sump pit in basement | | | |
| | ROOF, GUTTERS AND DOWNSPOUTS | | | |
| | | YES | NO | UNK |
| 113 | What is the approximate age of the roof? ¹⁰ Is it documented? If yes, please provide documentation. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 114 | Are you aware of any active leaks to the roof? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 115 | Has the roof ever leaked during your ownership? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 116 | Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 117 | Are you aware of any problems with the roof, gutters or downspouts? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 118 | Does the property have multiple layers of roofing currently installed on any portion of the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 119 | Please explain any "Yes" answers you gave in this section and attach any documentation: | | | |
| | PESTS/TERMITES/WOOD DESTROYING INSECTS | | | |
| | | YES | NO | UNK |
| 120 | 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"/> |
| 121 | Are you aware of any uncorrected damage to the property caused by above? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 122 | Are you aware of any control reports for the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 123 | Are you aware of any control treatments to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 124 | Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when does it expire and what is the renewal costs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 125 | Please explain any "Yes" answers you gave in this section: | | | |
| | SOIL AND DRAINAGE | | | |
| | | YES | NO | UNK |
| 126 | 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"/> |
| 127 | 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"/> |
| 128 | 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"/> |
| 129 | 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"/> |
| 130 | Please explain any "Yes" answers you gave in this section: | | | |

| SURVEY AND ZONING | | | | YES | NO | UNK |
|--|---|---|--------------|-------------------------------------|--|-------------------------------------|
| 131 | Do you have a survey of the property? If yes, please attach. | | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 132 | Does the survey include all existing improvements on the property? | | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 133 | Are you aware of any shared or common features with adjoining properties? | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 134 | 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"/> |
| 135 | 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"/> |
| 136 | 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"/> |
| 137 | Please explain any "Yes" answers you gave in this section: | | | | | |
| | | | | | | |
| INSURANCE | | | | YES | NO | UNK |
| 138 | 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| 139 | If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed. | | | | | |
| | | | | | | |
| APPLIANCES/EQUIPMENT | | | | | | |
| (Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable) | | | | | | |
| 140 | Range/Stove | <input type="checkbox"/> N/A | Age | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | |
| 141 | Oven | <input checked="" type="checkbox"/> N/A | Age | <input type="checkbox"/> Gas | <input type="checkbox"/> Electric | |
| 142 | Cooktop | <input checked="" type="checkbox"/> N/A | Age | <input type="checkbox"/> Gas | <input type="checkbox"/> Electric | |
| 143 | Outdoor Grill | <input checked="" type="checkbox"/> N/A | Age | <input type="checkbox"/> Gas | <input type="checkbox"/> Electric | |
| 144 | Dryer Hookup | <input type="checkbox"/> N/A | | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | |
| 145 | Built in Microwave | <input type="checkbox"/> N/A | Age 1yr | | | |
| 146 | Built in Refrigerator | <input checked="" type="checkbox"/> N/A | Age | | | |
| 147 | Dishwasher | <input type="checkbox"/> N/A | Age 3 yrs | | | |
| 148 | Garbage Disposal | <input type="checkbox"/> N/A | Age 3 yrs | | | |
| 149 | Trash Compactor | <input checked="" type="checkbox"/> N/A | Age | | | |
| 150 | Electric Pet Fence | <input checked="" type="checkbox"/> N/A | # of collars | | | |
| 151 | Gas Powered Exterior Lights | <input checked="" type="checkbox"/> N/A | # of lights | | | |
| 152 | Security System/Cameras | <input type="checkbox"/> N/A | | <input type="checkbox"/> Owned | <input checked="" type="checkbox"/> Leased | |
| | | | | YES | NO | UNK |
| 153 | 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"/> |
| 154 | Please explain any "Yes" answers you gave in this section: | | | | | |
| Brinks security system with camera and ring door bell and remote monitoring \$72 monthly | | | | | | |
| MISCELLANEOUS | | | | YES | NO | UNK |
| 155 | Has the property been continuously occupied during the last twelve months? | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 156 | 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"/> |
| 157 | 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"/> |
| 158 | Is the property designated as a historical home or located in a historic district? | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 159 | Is property tax abated or subject to a tax freeze (such as Senior Property Tax Freeze)? If yes, attach documentation from taxing authority. | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 160 | Are you aware of any pets having been kept in or on the property? | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 161 | 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"/> |
| 162 | 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"/> |
| 163 | Are you aware if carpet has been laid over a damaged wood floor? | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 164 | Are you aware of any existing or threatened legal action affecting the property? | | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 165 | 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"/> |
| 166 | Please explain any "Yes" answers you gave in this section: | | | | | |
| 2 Dogs, 3 Cats, Fish | | | | | | |

