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Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 3105 Windwood Trails Dr. (Property Address) located in the municipality of Saint Peters (if incorporated), County of Saint Charles, Missouri. 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.

SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)
(a) Development Name Villages of Windwood
(b) Contact Linn O'Neal, Community Property Management Phone 636-227-8688
Type of Property: (check all that apply) [] Single-Family Residence [] Multi-Family [x] Condominium [] Townhome [] Villa [] Co-Op
(c) Mandatory Assessment: #1 HOA \$ 275.00 per: [x] month [] quarter [] half-year [] year
Mandatory Assessment: #2 Ending March 2025 \$ 192.00 per: [x] month [] quarter [] half-year [] year
(d) Mandatory Assessment(s) include:
[x] entrance sign/structure [x] street maintenance [x] common ground [x] snow removal of common area
[x] snow removal specific to this dwelling [] landscaping of common area [x] landscaping specific to this dwelling
[] clubhouse [x] pool [] tennis court [] exercise area [] reception facility [x] water [] sewer [x] trash removal
[] doorman [] cooling [] heating [] security [] elevator [] other common facility
[] assigned parking space(s): how many identified as some insurance [] real estate taxes
[] other specific item(s):
[x] Exterior Maintenance of this dwelling covered by Assessment: power washing, leaf gutter cleaning
(e) Optional Assessment(s)/Membership(s): Please explain

(f) Are you aware of any existing or proposed special assessments? [x] Yes [] No
(g) Are you aware of any special taxes and/or district improvement assessments? [] Yes [x] No
(h) Are you aware of any condition or claim which may cause an increase in assessment or fees? [] Yes [x] No
(i) Are you aware of any material defects in any common or other shared elements? [x] Yes [] No
(j) Are you aware of any existing indentures/restrictive covenants? [] Yes [x] No
(k) Are you aware of any violation of the indentures/restrictions by yourself or by others? [] Yes [x] No
(l) Is there a recorded street/road maintenance agreement? [x] Yes [x] No
(m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above.
Roof Assessment, Insurance Loan ending 3/2025. Roofs - St. Peters City in charge of road repairs for Windwood Trails Dr. only

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53 UTILITIES

54 Utility

Current Provider

55 Gas/Propane: Ameren UE if Propane, is tank [] Owned [] Leased

56 Electric: _____

57 Water: _____

58 Sewer: Duckett Creek Sanitation

59 Trash: _____

60 Recycle: _____

61 Internet: AT&T

62 Phone: N/A

63 HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)

64 (a) Heating Equipment: [X] Forced Air [] Hot Water Radiators [] Steam Radiators [] Radiant [] Baseboard

65 (b) Source of heating: [X] Electric [] Natural Gas [] Propane [] Fuel Oil [] Other _____

66 (c) Type of air conditioning: [X] Central Electric [] Central Gas [] Window/Wall (Number of window units _____)

67 (d) Areas of house not served by central heating/cooling: _____

68 (e) Additional: [X] Humidifier [] Electronic Air Filter [] Media Filter [] Attic Fan [] Other: _____

69 (f) Are you aware of any problems or repairs needed with any item in this section? [] Yes [X] No If "Yes", please explain _____

70 _____

71 (g) Other details: New HVAC installed 2020, new electric hot water heater installed 2020.

72 FIREPLACE(S)

73 (a) Type of fireplace: [] Wood Burning [] Vented Gas Logs [] Vent Free Gas Logs [] Wood Burning Stove [] Natural Gas [] Propane

74 (b) Type of flues/venting: _____

75 [] Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) 1 Location(s) LR

76 [] Non Functional: Number of fireplace(s) _____ Location(s) _____ Please explain fireplace is electric

77 (c) Are you aware of any problems or repairs needed with any item in this section? [] Yes [X] No If "Yes", please explain _____

78 _____

79 PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB

80 (a) Water Heater: [X] Electric [] Natural Gas [] Propane [] Tankless [] Other: _____

81 (b) Ice maker supply line: [] Yes [X] No

82 (c) Jet Tub: [] Yes [X] No

83 (d) Swimming Pool/Spa/Hot Tub: [] Yes [X] No

84 (If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)

85 (e) Lawn Sprinkler System: [] Yes [X] No If yes, date of last backflow device inspection certificate: _____

86 (f) Are you aware of any problems or repairs needed in the plumbing system? [] Yes [X] No If "Yes", please explain _____

87 _____

88 WATER (If well exists, attach Form #2165, Septic/Well Addendum To Seller's Disclosure Statement)

89 (a) What is the source of your drinking water? [X] Public [] Community [] Well [] Other (explain) _____

90 (b) If Public, identify the utility company: HOA

91 (c) Do you have a softener, filter or other purification system? [] Yes [X] No [] Owned [] Leased/Lease Information _____

92 (d) 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? [] Yes [X] No If "Yes", please explain _____

93 _____

94 SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum To Seller's Disclosure Statement)

95 (a) What is the type of sewerage system to which the house is connected? [X] Public [] Private [] Septic [] Aerator [] Other

96 If other please explain _____

97 (b) Is there a sewerage lift system? [] Yes [X] No If "Yes", is it in good working condition? [] Yes [] No

98 (c) When was the septic/aerator system last serviced? _____

99 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? [] Yes [X] No

100 If "Yes", please explain _____

101 APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)

102 (a) Electrical Appliances and Equipment: [X] Electric Stove/Range/Cook top [X] Oven [] Built-in Microwave Oven

103 [X] Dishwasher [X] Garbage Disposal [] Trash Compactor [] Wired smoke alarms [X] Electric dryer (hook up)

104 [] Ceiling Fan(s) [] Intercom System [] Central Vacuum System [] Other _____

105 (b) Gas Appliances & Equipment: [] Natural Gas [] Propane

106 [] Oven [] Gas Stove/Range/Cook top [] Exterior Lights [] Barbecue [] Water heater [] Tankless Water Heater

107 [] Gas dryer (hook up) [] Other _____

108 (c) Other Equipment: [] TV Antenna [X] Cable Wiring [] Phone Wiring [X] Network/Data Wiring

109 [X] Electric Garage Door Opener(s) Number of controls 1

110 [] Security Alarm System [] Owned [] Leased /Lease information: _____

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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? unknown 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 the roof, gutters or downspouts? Yes No If "Yes", please explain _____
127 HOA to replace immediately
128 _____

128 **CONSTRUCTION**

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

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

140 (a) Sump pit Sump pit and pump
141 (b) Type of foundation: Concrete Stone Cinder Block Wood
142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? Yes No If "Yes", please
143 describe in detail on slab
144 _____
145 _____
146 (d) Are you aware of any repairs or other attempts to control any water or dampness 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/wood destroying insects impacting the property and improvements? Yes No
152 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? Yes No
153 (c) Is your property currently under a warranty contract by a licensed pest/termite control company? Yes No
154 (d) Are you aware of any pest/termite control reports for the property? Yes No
155 (e) Are you aware of any pest/termite 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 _____

_____/_____/_____
Initials BUYER and SELLER acknowledge they have read this page (B) / _____
BUYER BUYER SELLER SELLER

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 results _____
- 175 _____
- 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, pipe wrap, etc.? Yes No
- 180 (2) Are you aware of any asbestos material that has been encapsulated or removed? Yes No
- 181 (3) Are you aware if the property has been tested for the presence of asbestos? Yes No If "Yes", please give date performed, type of test and test results _____
- 182 _____
- 183 (4) Please explain any "Yes" answers you gave in this section _____
- 184 _____
- 185 _____

186 (c) Mold

- 187 (1) Are you aware of the presence of any mold on the property? Yes No
- 188 (2) Are you aware of anything with mold on the property that has ever been covered or removed? Yes No
- 189 (3) Are you aware if the property has ever been tested for the presence of mold? Yes No If "Yes", please give date performed, type of test and test results _____
- 190 _____
- 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 and test results _____
- 195 _____
- 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 of the person/company who did the mitigation _____
- 197 _____

198 (e) Methamphetamine

199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
201 Yes No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain _____

203 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)

204 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? Yes No
205 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such
206 information.
207 _____

208 **Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**

209 (g) Radioactive or Hazardous Materials


210 Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
211 material or other hazardous material? Yes No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge
212 in writing. Please provide such information, including a copy of such report, if available.
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 _____

_____/_____/_____
BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page  /_____
SELLER SELLER

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INSURANCE

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

MISCELLANEOUS

- (a) The approximate age of the residence is 30+ years. The Seller has occupied the property from 2019 to 2024.
- (b) Has the property been continuously occupied during the last twelve months? Yes No If "No", please explain _____
- (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority? Yes No If "Yes", please explain _____
- (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? Yes No If "Yes", please explain _____
- (e) Is the property designated as a historical home or located in a historic district? Yes No If "Yes", please explain _____
- (f) Is property tax abated? Yes No Expiration date _____ Attach documentation from taxing authority.
- (g) Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain _____
- (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes No **(If "Yes", please attach)**
- (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Yes No
- (j) Are you aware if carpet has been laid over a damaged wood floor? Yes No
- (k) Are you aware of any existing or threatened legal action affecting the property? Yes No
- (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Yes No
- (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____

Additional Comments:

261 Seller attaches the following document(s): _____

_____/_____
BUYER BUYER **SELLER SELLER**

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 _____
267 SELLER SIGNATURE DATE SELLER SIGNATURE DATE

268 _____
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 _____
277 BUYER SIGNATURE DATE BUYER SIGNATURE DATE

278 _____
279 Buyer Printed Name Buyer Printed Name