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.

11101

Form # 2091 01/20

# SELLER'S DISCLOSURE STATEMENT

1	То	be completed by SELLER concerning 3521 Sutton Drive (Property Address)
2		ted in the municipality of Saint Charles (if incorporated), County of Saint Charles , Missouri.
3	Not	e: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect
4	Buy	ver's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property
5	beir	ng considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot
6	gua	rantee the accuracy of the information in this form.
7	TO	SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges
8		t you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for
9	met	hamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to
10	you	r ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some
11	pers	sistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to
12	achi	ieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences,
13		n after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all
14		ects of your property. If you know of or suspect some condition which would substantially lower the value of the property,
15		pair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at
16	the	end of this form to describe that condition.
17	<u>TO</u>	BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY
18	CO	NTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this
19	disc	closure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment
20	incl	uded, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure
21	that	t there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the
22	Sell	er are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of
23		property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements,
24		ducts, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.
25		iditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price
26	or y	ou should make the correction of these conditions by the Seller a requirement of the sale contract.
27	SUI	BDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)
28		Development Name Covington
29	(b)	Contact       Covington Association (Sentry Management)       Phone       636-970-1887
30		Type of Property: (check all that apply) [] Single-Family Residence [] Multi-Family [] Condominium [] Townhome
31		[_] Villa [_] Co-Op
32	(c)	Mandatory Assessment: #1       285       \$ per: [] month [] quarter [] half-year [] year         Mandatory Assessment: #2       \$ per: [] month [] quarter [] half-year [] year
33		
34	(d)	Mandatory Assessment(s) include:
35		$[\checkmark]$ entrance sign/structure $[\checkmark]$ street maintenance $[\checkmark]$ common ground $[\checkmark]$ snow removal of common area
36		snow removal specific to this dwelling and scaping of common area and landscaping specific to this dwelling
37		[] clubhouse [] pool [] tennis court [] exercise area [] reception facility [] water [] sewer [] trash removal
38		[] doorman [] cooling [] heating [] security[] elevator [] other common facility
39		identified as       identified as         other specific item(s):       identified as
40		Exterior Maintenance of this dwelling covered by Assessment:
41 42	(a)	Optional Assessment(s)/Membership(s): Please explain
42	(e)	
44	(f)	Are you aware of any existing or proposed special assessments? [ ] Yes [ / ] No
45		Are you aware of any special taxes and/or district improvement assessments? [ ] Yes [ ] No
46		Are you aware of any condition or claim which may cause an increase in assessment or fees? [ ] Yes [ • ] No
40	(i)	Are you aware of any material defects in any common or other shared elements? $[]$ Yes $[\checkmark]$ No
48	(i)	Are you aware of any existing indentures/restrictive covenants? $[]$ Yes $[\nu]$ No
49	<i>•</i>	Are you aware of any violation of the indentures/restrictions by yourself or by others? [ ] Yes [ ] No
50		Is there a recorded street/road maintenance agreement? [] Yes [] No
51		Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above.
52	()	

\_\_\_\_/\_\_\_\_Initials BUYER and SELLER acknowledge they have read this page  $\underline{KTPTU}$ 

 BUYER
 SELLER
 SELLER

 EXP REALTY, LLC, 752 BAGNELL DAM BLVD SUITE A LAKE OZARK, MO 65049
 Phone: 6364439166
 Fax:

 Timothy Prinkey
 Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5
 www.lwolf.com

53		ILITIES	
54 55	<u>Util</u> Gas		<u>Current Provider</u> Spire if Propaga is tank [ ] Owned [ ] Lassed
55 56		/Propane: _ ctric:	
57	Wat		Ameren City of Saint Charles
58	Sew	/er:	City of Saint Charles
59	Tras	sh:	Republic
60		ycle:	Republic
61		rnet:	
62	Pho		
63			OOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)
64 65			uipment: [] Forced Air [] Hot Water Radiators [] Steam Radiators [] Radiant [] Baseboard heating: [] Electric [] Natural Gas [] Propane [] Fuel Oil [] Other
65 66			conditioning: [✓] Central Electric [] Central Gas [] Window/Wall (Number of window units)
67	(d)	Areas of h	ouse not served by central heating/cooling: <u>Sunroom</u>
68			: [] Humidifier [] Electronic Air Filter [] Media Filter [] Attic Fan [] Other:
69	(f)		vare of any problems or repairs needed with any item in this section? [ / Yes [ ] No If "Yes", please explain
70			tioner unit in sunroom is not working, although the issue might be a breaker to that outlet. The unit has not been used for
71		Other deta	
72		REPLACE(	
73	(a)	Type of fire	place: [_] Wood Burning [_] Vented Gas Logs [_] Vent Free Gas Logs [_] Wood Burning Stove ["] Natural Gas [_] Propane
74 75	(b)	Type of flu	les/venting: ional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) Location(s)
75 76		[ ] Non F	Sunctional: Number of fireplace(s) Location(s) Please explain
77	(c)		vare of any problems or repairs needed with any item in this section? [ ] Yes [ ] No If "Yes", please explain
78	(-)	-	e probably works fine, but has not been used for two decades. Gas line valve to it switched off years ago.
79	PLU	•	YSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB
80	(a)	Water Hea	ter: [_] Electric [ ] Natural Gas [_] Propane [_] Tankless [_] Other:
81			supply line: [1] Yes [1] No
82			] Yes [ ] No
83	(d)		Pool/Spa/Hot Tub: [_] Yes [] No
84 85	(a)		tach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)         nkler System:       [] Yes [] No If yes, date of last backflow device inspection certificate:
85 86			ware of any problems or repairs needed in the plumbing system? [_] Yes [ $\checkmark$ ] No If "Yes", please explain
87	(1)	ine you u	
88	WA	TER (If w	ell exists, attach Form #2165, Septic/Well Addendum To Seller's Disclosure Statement)
89			e source of your drinking water? [ / ] Public [ ] Community [ ] Well [ ] Other (explain)
90	(b)	If Public,	identify the utility company: _City of Saint Charles
91	(c)	Do you ha	ve a softener, filter or other purification system? [_] Yes ["] No [_] Owned [_] Leased/Lease Information
92	(d)		ware of any problems relating to the water system including the quality or source of water or any components such as
93	_		op box? [_] Yes [✓] No If "Yes", please explain
94			(If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum To Seller's Disclosure Statement)
95 96	(a)		e type of sewerage system to which the house is connected? [ Public ] Private ] Septic ] Aerator ] Other ase explain
90 97	(b)	Is there a s	ewerage lift system? [_] Yes [ <b>'</b> ] No If "Yes", is it in good working condition? [_] Yes [_] No
98			
99	(d)	Are you aw	the septic/aerator system last serviced?
100			lease explain
101	AP	PLIANCES	S (Seller is not agreeing that all items checked are being offered for sale.)
102	(a)		Appliances and Equipment: [] Electric Stove/Range/Cook top [1] Oven [1] Built-in Microwave Oven
103			vasher [✔] Garbage Disposal [_] Trash Compactor [✔] Wired smoke alarms [✔] Electric dryer (hook up)
104	(1)		g Fan(s) [_] Intercom System [_] Central Vacuum System [ <b>'</b> ] Other <u>Washing machine, two refrigerators (available)</u>
105 106	(b)		ances & Equipment: [] Natural Gas [] Propane [] Gas Stove/Range/Cook top [] Exterior Lights [] Barbecue [] Water heater [] Tankless Water Heater
106			ryer (hook up) [ ] Other
107	(c)		pment: [ ] TV Antenna [ ] Cable Wiring [ ] Phone Wiring [ ] Network/Data Wiring
109	(-)	[ <b>/</b> ] Electr	ic Garage Door Opener(s) Number of controls 2
110		[_] Secur	ity Alarm System [_] Owned [_] Leased /Lease information:
			DS DS Page 2 of 6
			/Initials BUYER and SELLER acknowledge they have read this page <u>K_+O+TU+</u> T+TO+TU+
			BUYER BUYER SELLER SELLER

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	Satellite Dish Owned Leased/Lease Information: Old dish still mounted to side of house				
	Electronic Pet Fence System   Number of Collars:				
(d)	Are you aware of any items in this section in need of repair or replacement? [_] Yes [] No If "Yes", please explain				
	Kitchen fridge, available with sale, works well except for the water/ice dispenser. It makes ice, but the dispenser doesn't work.				
	ECTRICAL				
	be of service panel: [_] Fuses [] Circuit Breakers [_] Other:				
	Type of wiring: [_] Copper [_] Aluminum [_] Knob and Tube [ Unknown				
(b)	Are you aware of any problems or repairs needed in the electrical system? [_] Yes [ ] No If "Yes", please explain				
RO	OF, GUTTERS AND DOWNSPOUTS				
(a)	What is the approximate age of the roof? 12 Years. Documented? [ ] Yes [ ] No				
(b)	Has the roof ever leaked during your ownership? [] Yes [ ] No If "Yes" please explain				
(c)	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? [ ~ ] Yes [ ] No If "Yes",				
(-)	please explain _Original roof replaced in 2012 following bad hail storm.				
(d)	Are you aware of any problems with the roof, gutters or downspouts? [_] Yes [ <b>'</b> ] No If "Yes", please explain				
co					
	<b>NSTRUCTION</b> Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,				
(a)	decks/porches or other load bearing components? [_] Yes [ $\checkmark$ ] No If "yes" please describe in detail				
(b)	Are you aware of any repairs to any of the building elements listed in (a) above? [_] Yes [] No If "Yes", please describe the				
	location, extent, date and name of the person/company who did the repair or control effort				
	"Squeeek No More" screws were used in several areas as attempt to limit floor squeaks (not always with success). Tops of these se				
	Are you aware that any of the work in (b) above was completed without required permits? [] Yes [ <b>/</b> ] No				
(a)	List all significant additions, modifications, renovations, & alterations to the property during your ownership:				
(e)	Were required permits obtained for the work in (d) above? $[\checkmark]$ Yes $[\]$ No				
	SEMENT AND CRAWL SPACE (Complete only if applicable)				
	[ $\checkmark$ ] Sump pit [ ] Sump pit and pump				
	Type of foundation: [ $\checkmark$ ] Concrete [] Stone [] Cinder Block [] Wood				
(c)	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? [ ] Yes [ ] No If "Yes", please				
(•)	describe in detail				
(d)	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?				
	[_] Yes [] No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort				
DF	STS OR TERMITES/WOOD DESTROYING INSECTS				
141					
	Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? [] Yes ["] No				
(b)	Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? [] Yes ['] No Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? [_] Yes ['] No				
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(b) (c) (d) (e) (f) <b>SO</b> (a) (b)	Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? [_] Yes [] No Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? [_] Yes [] No Is your property currently under a warranty contract by a licensed pest/termite control company? [_] Yes [] No Are you aware of any pest/termite control reports for the property? [_] Yes [] No Are you aware of any pest/termite control treatments to the property? [_] Yes [] No Please explain any "Yes" answers you gave in this section <b>IL AND DRAINAGE</b> Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? [_] Yes [] Yes [] No Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? [_] Yes [] Yes [] Yes [] No				
(b) (c) (d) (e) (f) <b>SO</b> (a) (b)	Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? [_] Yes [] No Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? [_] Yes [] No Is your property currently under a warranty contract by a licensed pest/termite control company? [_] Yes [] No Are you aware of any pest/termite control reports for the property? [_] Yes [] No Are you aware of any pest/termite control treatments to the property? [_] Yes [] No Please explain any "Yes" answers you gave in this section 				
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(b) (c) (d) (e) (f) <b>SO</b> (a) (b) (c) (d)	Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? [_] Yes [] Yes [] No Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? [] Yes [] Yes [] No Is your property currently under a warranty contract by a licensed pest/termite control company? [] Yes [] Yes [] No Are you aware of any pest/termite control reports for the property? [] Yes [] No Are you aware of any pest/termite control treatments to the property? [] Yes [] No Please explain any "Yes" answers you gave in this section <b>IL AND DRAINAGE</b> Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? [] Yes [] Yes [] No Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? [] Yes [] No 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? [] Yes [] No Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private				

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**BUYER BUYER** 

\_Initials BUYER and SELLER acknowledge they have read this page

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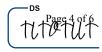
111

SELLER

SELLER

Page 3 of 6

169 170		ZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
171 172		Paint and/or Lead-Based Paint Hazards, form #2049.) (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? [ ] Yes [ ] No
172		(1) Are you aware of the presence of any read hazards (such as paint, water suppry files, etc.) of the property? [] is $[\checkmark]$ No (2) Are you aware if it has ever been covered or removed? [] Yes $[\checkmark]$ No
174 175		(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
176		(4) Please explain any "Yes" answers you gave in this section
177	<b>(1)</b>	
178 179	(D)	Asbestos Materials (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,
180		pipe wrap, etc.? [] Yes [] No
181		(2) Are you aware of any asbestos material that has been encapsulated or removed? [_] Yes [] No
182 183		(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
184		(4) Please explain any "Yes" answers you gave in this section
185 186	(c)	Mold
187	(0)	(1) Are you aware of the presence of any mold on the property? [ ] Yes [ ] No
188		<ul> <li>(1) The you aware of any finite of the property in the property is [1] it is</li></ul>
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,
190		type of test and test results         (4) Please explain any "Yes" answers you gave in this section
191		(4) Please explain any "Yes" answers you gave in this section
192 193	(d)	Radon
194	(u)	(1) Are you aware if the property has been tested for radon gas? [_] Yes [ $\checkmark$ ] No If "Yes", please give date performed, type of test
195		and test results
196		(2) Are you aware if the property has ever been mitigated for radon gas? [] Yes [] No If "Yes", please provide the date and name of the neuron (company who did the mitigation
197 198	(e)	of the person/company who did the mitigation
199	(0)	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
202	(6)	$W_{\rm ref}$ $D_{\rm rescal}^{\rm rescal}$ $D_{\rm rescal}^{\rm rescal}$ $L_{\rm res}$ $d_{\rm rescal}^{\rm rescal}$ $d_{\rm rescal}^{\rm rescal}^{\rm$
203 204	(1)	Waste Disposal Site or Demolition Landfill (permitted or unpermitted) Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property?
201		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	$\langle \rangle$	Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.
209 210	(g)	Radioactive or Hazardous Materials Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
210		material or other hazardous material? [ ] Yes [ $\checkmark$ ] 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
217 218		explain
218	SIII	RVEY AND ZONING
219		Are you aware of any shared or common features with adjoining properties? [ ] Yes [ ] No
220		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 [ <b>'</b> ] 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
225 226		Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? [_] Yes [] No Please explain any "Yes" answers you gave in this section
226 227	(1)	1 Icase explain any 1 cs answers you gave in uns section



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### 228 **INSURANCE**

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

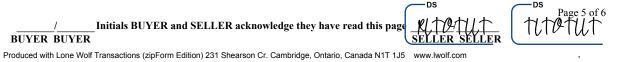
231 Please see line 125 above. Roof replacement in 2012 was the result of a bad hail storm - and was funded through an insurance claim. 232

233

260

MI	SCELLANEOUS
(a)	The approximate age of the residence is <u>23</u> years. The Seller has occupied the property from <u>2001</u> to <u>present</u> .
(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 [ <b>v</b> ] No If "Yes", please explain
(d)	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 [ <b>'</b> ] 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 [ <b>/</b> ] No
(l) (m)	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? [_] Yes [ $\checkmark$ ] No Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above
	The sash of one of the lower windows in the family room is stuck (it does not open).
Ad	ditional Comments:
	Ilular blinds on upper windows in family room do not function. Unknown whether battery replacement will be enough to make ctional. (They haven't been used for decades.)

Seller attaches the following document(s): 261



# 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 conv of this statement to prospective Purvers

their licensees to furnish a copy of this statement to prospective Buyers.

DocuSigned by: DocuSigned by 26 Kobert Languas, Truster of the Entrin232 4 inin23 4 Prest CDT thao Languas, Truster of the Languas 26 the Languas and the L

268Robert Langnas, Trustee of the Langnas Living Trustao Langnas, Trustee of the Langnas Living Trust269Seller Printed NameSeller Printed Name

### 270 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	