



Seller's Disclosure Statement for Commercial/Industrial Property

Addendum to Listing Contract # _____

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 1925 W Randolph St
City: St. Charles State: MO
Zip Code: 63301 County: St. Charles

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

1. GENERAL.

- a) Approximate Year Built: 1944 (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).
- b) Date Purchased: June 1993

2. OCCUPANCY.

- a) Is the property currently vacant? Yes No
- b) Does Seller currently occupy this property? Yes No. If not, how long has it been since Seller occupied or inspected the property?
(1) Occupied _____
(2) Inspected _____

3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- a) Has any part of the property been filled other than in ordinary construction? Yes No Unknown
- b) Is the property located in a flood zone, established flood plain or wetlands area? Yes No Unknown
- c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties? Yes No STORM SEWER RANDOLPH
- d) Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property? Yes No

If any of your answers in this section are "Yes," explain in detail:

RANDOLPH STREET FLOODS AT STORM SEWER HEAVY RAIN ONTO OUR PROPERTY

4. ROOF. (Defined as outer layer of roof)

- a) Age: 10-20 years.
- b) Has the roof ever leaked during your ownership? Yes No
- c) Has the roof been replaced or repaired during your ownership? Yes No
- d) Do you know of any problems with the roof or rain gutters? Yes No

If any of your answers in this section are "Yes," explain in detail: ROOF JUNCTURE STORE / GREENHOUSE LEAKS

5. TERMITES, DRYROT, PESTS.

- a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property? Yes No
- b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests? Yes No
- c) Is your property currently under warranty or other coverage by a licensed pest control company? Yes No

If any of your answers in this section are "Yes," explain in detail: TERMITES HAVE BEEN IN WALL OF STORE / GREENHOUSE

6. STRUCTURAL ITEMS.

- a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas? Yes No
- b) Are you aware of any past or present water leakage or seepage in the building? Yes No
- c) Are you aware of any fire damage or other casualty to the property? Yes No
- d) Have there been any repairs or other attempts to control any problem described above? Yes No
- e) Have any insurance claims been made in the last 5 years? Yes No
- f) Have you received any insurance payments for damage to the property, which were not spent for repairs? Yes No
- g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed? Yes No
- h) Are you aware that any existing insurance coverage will be subjected to increased premium rates? Yes No

- i) Do you know of any temporary repairs that when made the repairmen advised that replacement would soon be needed? Yes No

If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the persons who did the repair or control effort. Also attach copies of any available insurance claims made within the last 5 years.

B+D, NOTED IN SECTION #4
 C. PART OF STORE GRANT 1960'S

7. BASEMENTS, CRAWLSPACES AND FOUNDATIONS.

- a) Does the property have a sump pump?
 Yes No
- b) Has there ever been any water leakage, seepage, accumulation, moisture or dampness within or around the basement, crawlspace, foundation or slab?
 Yes No If "Yes," describe in detail: _____

BASEMENT OF WAREHOUSE HAS HAD SEWER BACKUP

- c) Have there been any repairs or other attempts to control any water or dampness problem relating to the basement, crawlspace, foundation or slab?
 Yes No If "Yes," describe the location, extent, date, and name of the person who did the repair or control effort: _____

KEEP SEWER LATERAL CLEAN

8. ADDITIONS/REMODELS.

- a) Have you made any additions, improvements, structural changes, or other alterations to the property?
 Yes No If "Yes," did you obtain all necessary permits and approvals and was all work in compliance with building codes? Yes No Unknown

If your answer is "No," explain:
CONSERVATORY IS REMODELED GREENHOUSE 1970'S
CURRENT WORKROOM IS REMODELED GARAGE

9. HEATING AND AIR CONDITIONING.

- a) Air Conditioning: Central Electric Central Gas Window (#) Units NEW 2020
- b) Heating: Electric Propane Natural Gas Other: NEW 2020
- c) Water Heating: Electric Gas Solar

Are you aware of any problems regarding these items?
 Yes No If "Yes," explain in detail: _____

- 10. ELECTRICAL SYSTEM.** Are you aware of any problems with the electrical system? Yes No
 If "Yes," explain in detail: _____

- 11. PLUMBING SYSTEM.** Are you aware of any problems with the plumbing system? Yes No
 If "Yes," explain in detail:
KEEP SEWER LATERAL CLEANED OUT

DO IT ANNUALLY SPRING/SUMMER

12. OTHER EQUIPMENT AND ITEMS.

Mark the number of items being sold with property:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Electric Garage Door Opener | <input type="checkbox"/> Transmitters | <input type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Smoke Detectors |
| <input checked="" type="checkbox"/> Security Alarm System | <input type="checkbox"/> Disposal | <input type="checkbox"/> Lawn Sprinklers | <input type="checkbox"/> Fire Suppression Equipment |
| <input type="checkbox"/> Spa/Hot Tub | <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Automatic Timers |
| <input type="checkbox"/> Fireplace Doors and Covering | <input type="checkbox"/> Stove | <input type="checkbox"/> Microwave Oven | <input type="checkbox"/> Ceiling Fans |
| <input type="checkbox"/> TV Antennas | <input type="checkbox"/> Washer | <input type="checkbox"/> Dryer | <input type="checkbox"/> FP Insert |
| <input type="checkbox"/> Wood Stove | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Pool Heater | <input type="checkbox"/> Propane Tank |
| <input type="checkbox"/> Pool/spa Equipment (list) _____ | | | |

Floral Coolers X 3

Other (describe): _____

If any of the above are not in working order, or are not owned by Seller, explain: _____

13. AVAILABLE RESOURCES.

- Sewer System Natural Gas Electricity
 Telephone Cable Television Cable

- a) What is your drinking water source:
 Public Private System
 Well on Property Shared Well
- b) If non-public, date last tested: _____
 Results: _____
- c) What is the type of sewage system:
 Public Sewer Connected Private Sewer
 Septic Tank None
 Other: _____
 Explain: _____
- d) Is there a sewage lift pump? Yes No
- e) When was the septic system last serviced? _____
- f) Do you know of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? Yes No
 If "Yes," explain in detail: # 11

- 14. NEIGHBORHOOD.** Are you aware of any annexation, school re-districting, threat of condemnation, zoning changes or street changes? Yes No If "Yes," explain in detail: _____

15. HAZARDOUS SUBSTANCES.

- a) Are you aware of the presence of any lead-based paint on the property? Yes No POSSIBLE
- b) Are you aware of asbestos materials on the property, such as roof shingles, siding insulation, ceiling, flooring, pipe wrap, etc? Yes No POSSIBLE
- c) Are you aware of the presence of other environmental concerns that may affect the property such as underground tanks, lead water supply pipes, polychlorinated biphenyls (PCB's), radon gas, mold, toxic waste, dump sites or any other hazardous substance? Yes No

- d) Are you aware whether the property has been tested for mold, radon gas or any other hazardous substances?
 Yes No
 If "Yes," please give date performed, type of test and test results: 1994/95 NOT problem
 If any of the above answers are "Yes," explain in detail:

16. PROPERTY OWNERS ASSOCIATIONS/ CONDOMINIUMS/USE RESTRICTIONS.

- a) Is the property subject to covenants, conditions and restrictions (CC&R's)?
 Yes No Unknown
- b) Is the property part of a condominium, property owner's association or other common ownership?
 Yes No Unknown
 (If your answer to (b) is "No," or "Unknown," you may ignore the remainder of this section).
- c) Is there any condition or claim which may result in an increase in assessments or fees?
 Yes No Unknown
 If your answer to (c) is "Yes," explain in detail:
- d) Are all association dues, fees, charges and assessments related to the property current?
 Yes No Unknown
 If your answer to (d) is "No," explain in detail:

What are the association fees, dues and other assessments related to the property?

² **17. OTHER MATTERS.**
 Zoning

- a) Do you know of any existing legal action which would prevent Seller from conveying the property?
 Yes No
- b) Do you know of any violations, or alleged violations of local, state or federal laws or regulations, or any covenants, conditions or restrictions relating to this property?
 Yes No
- c) Do you know of any mortgages, deeds of trust or other liens against the property that may affect your ability to sell the property?
 Yes No
- d) Do you know of proceedings which might result in a special tax bill or assessment on the property?
 Yes No
- e) Are you aware that the property is or was used as a site for methamphetamine production, storage or was the residence of a person convicted of a crime involving any controlled substance related thereto?
 Yes No Unknown *If "Yes," MAR form DSC-5000 must be filled out in conjunction with this form.*

If any of your answers in this section are "Yes," explain in detail:
 (use extra sheets, if necessary)

Other disclosures: _____

DUE TO SELLER'S LIMITED KNOWLEDGE OF THE PROPERTY, SELLER MAKES NO DISCLOSURES.

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the best of Seller's knowledge. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes the Broker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing or settlement and constitutes an adverse material fact or would make any existing information set forth herein false or materially misleading. Seller does have legal authority to sell the property, and does not know of any facts that could restrict, impede or prevent Seller's ability to sell.

Seller: Thomas Gillette BM-SIGNED 04/29/24 02:19 PM CDT

Date: Apr 29, 2024

Seller: Holly B. Gillette BM-SIGNED 04/29/24 02:21 PM CDT

Date: Apr 29, 2024

RECEIPT AND ACKNOWLEDGMENT OF BUYER

The undersigned Buyer is urged to carefully inspect the property and, if desired, to have the property examined by professional inspectors. Buyer understands that this disclosure statement is not a substitute for such inspections. Buyer acknowledges that no broker or salesperson involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas.

Buyer understands that unless stated otherwise in the Contract with Seller, the property is being sold in its present condition only, without warranties or guarantee of any kind by Seller or any broker or salesperson. Buyer states that no representations concerning the condition of the property are being relied upon by Buyer except as stated within the sale contract.

Buyer: _____

Date: _____

Buyer: _____

Date: _____



Seller's Disclosure Statement for Residential Property

This document has legal consequences. If you do not understand it, consult your attorney.

NOTICE TO BOTH PARTIES: ONLY A SALE CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL CONTROL AS TO WHAT IS INCLUDED IN A SALE. IF YOU EXPECT ANY ITEM OF PERSONAL PROPERTY TO BE INCLUDED AS PART OF A SALE, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.

This Disclosure Statement may assist Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee, and is not a substitute for any inspection or warranty Buyer may wish to obtain. The following statements are made by Seller, and NOT by any real estate licensee. Real estate licensees involved in this transaction do not have a duty to independently inspect the Property for adverse material facts, or guarantee or independently verify the accuracy or completeness of any information provided herein or in any statement made by any independent inspector.

This Disclosure Statement is made by the undersigned Seller concerning the following property (the "Property"):

<u>1935 W Randolph St</u>	<u>St. Charles</u>	<u>MO</u>	<u>63301</u>	<u>St. Charles</u>
Street Address	City		Zip Code	County

SELLER: Please fully complete this Disclosure Statement, including known history and problems. If a topic or condition is unknown or not applicable to your Property, then mark "N/A" or "Unknown". Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to Buyer. Your answers (or the answers you fail to provide, either way), may have legal consequences, even after closing of a transaction. This form should help you meet your disclosure obligations.

ACQUISITION/OCCUPANCY

- (a) Approximate year built: 1935?
 - (b) Date acquired: 2003?
 - (c) Is the Property vacant?..... Yes No
 - (d) Does Seller occupy the Property?..... Yes No
 - (e) Has Seller ever occupied the Property?..... Yes No
 - (f) Is Seller a "foreign person" as described in the Foreign Investment in Real Property Tax Act (FIRPTA)? Yes No
- A "foreign person" is a nonresident alien individual, foreign corporation that has not made an election to be treated as a domestic corporation, foreign partnership, trust or estate. It does not include a U.S. citizen or resident alien individual.*
- For more information on FIRPTA, see <https://www.irs.gov/individuals/international-taxpayers/firpta-withholding>.

Please explain if the Property is vacant or not occupied by Seller on a full-time basis (e.g., Since when? Ever occupied by tenants? If so, for how long?): _____

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.

- 1. METHAMPHETAMINE.** 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? Yes No
If "Yes," §442.606 RSMo requires you to disclose such facts in writing. DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be used to help you satisfy any disclosure obligations.
- 2. LEAD-BASED PAINT.** Does the Property include a residential dwelling built prior to 1978? Yes No
If "Yes," a completed Lead-Based Paint Disclosure form must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer. DSC-2000 ("Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards") may be used to help you satisfy any disclosure obligations.
- 3. WASTE DISPOSAL SITE OR DEMOLITION LANDFILL** (permitted or unpermitted)
 Are you aware of a solid waste disposal site or demolition landfill on the Property? Yes No
If "Yes," Buyer may be assuming liability to the State for any remedial action at the site, and §260.213 RSMo requires Seller to disclose the location of any such site on the Property. DSC-6000 ("Disclosure of Information Regarding Waste Disposal Site or Demolition Landfill") may be used to help you satisfy any disclosure obligations.
- 4. RADIOACTIVE OR HAZARDOUS MATERIALS.** Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? Yes No
If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing.

A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. SELLER IS STRONGLY ENCOURAGED TO FULLY COMPLETE THIS DISCLOSURE STATEMENT. FAILURE TO DO SO MAY RESULT IN LIABILITY. This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed).

Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page:

1. HEATING, VENTILATION AND COOLING ("HVAC")

- (a) Air Conditioning System: Central electric Central gas Window/Wall (# of units: 1) Solar Other: _____ Approx. age: _____
- (b) Heating System: Electric Natural Gas Propane Fuel Oil Solar Other: _____
If any tanks, indicate if: owned leased From whom purchased/leased?: _____
- (c) Type of heating equipment: Forced air Heat pump Hot water radiators Steam radiators Radiant Baseboard Geothermal Solar Other: _____ Approx. age: _____
- (d) Area(s) of house not served by central heating/cooling: GARAGE
- (e) Fireplace: Wood burning Gas Other: _____
- (f) Safety Alerts: Fire/ Smoke Alarms CO Detectors Other: _____
- (g) Additional: Humidifier (if attached) Attic fan Ceiling fan(s) # 2
 Other: _____
- (h) Insulation: Known Unknown (Describe type if known, include R-Factor): FIBERGLASS
- (i) Are you aware of any problem or repair needed or made for any item above?..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

2. ELECTRICAL SYSTEMS

- (a) Electrical System: 110V 220V AMPS: 200
- (b) Type of service panel: Fuses Circuit Breakers
- (c) Type of wiring: Copper Aluminum Knob and Tube Unknown
- (d) Is there a Surveillance System?..... Yes No If "Yes", what type? Audio Video Security Alarm
- (e) Is there a Garage Door Opener System?..... Yes No If "Yes", # of remotes? 2
- (f) Is there a Central Vacuum System?..... Yes No
- (g) TV/Cable/Phone Wiring: Satellite Cable TV Antenna (if attached) Phone N/A
- (h) Type of Internet Available: Fiber Optic Cable DSL Satellite Dial-up Unknown Other: _____
- (i) Is there an electronic Pet Fence?..... Yes No If "Yes", # of collars? _____
- (j) Are you aware of any inoperable light fixtures? Yes No
- (k) Are you aware of any problem or repair needed or made for any item above?..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

3. PLUMBING & APPLIANCES

- (a) Plumbing System: Copper Galvanized PVC Other: _____
- (b) Water Heater: Gas Electric Other: _____ Approx. Age: _____
- (c) Appliances (check if present): Dishwasher Garbage Disposal Trash Compactor Microwave(s) (built-in) Oven/Range Gas BBQ Grill (built-in) Other: _____
- (d) Jetted Bath Tub(s):..... Yes No;
- (e) Sauna/Steam Room: Yes No
- (f) Swimming pool/Hot Tub: Yes No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider")
- (g) Lawn Sprinkler System: Yes No If "Yes", date of last backflow device certificate (if required): _____
- (h) Are you aware of any problem or repair needed or made for any item above?..... Yes No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

4. WATER SOURCE/TREATMENT

- (a) Water Systems/Source: Public (e.g., City/Water District) Well (e.g., private, shared or community)
If "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
 - (b) Do you have a softener, filter or other purification system? Yes No If "Yes": Owned or Leased
 - (c) Are you aware of any problem relating to the quality or source of water?..... Yes No
 - (d) **Are you aware of any problem or repair needed or made for any item above?**..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

5. SEWAGE

- (a) Type of sewage system to which the Property is connected? Public (e.g., City/Sewer District) Septic or Lagoon
(e.g., private, shared or community) Other: _____
If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
 - (b) Is there a sewage lift system?..... Yes No
 - (c) **Are you aware of any problem or repair needed or made for any item above?**..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

SEE #11 COMMERCIAL

6. ROOF, GUTTERS, DOWNSPOUTS

- (a) Approximate age of the roof? 22 years. Documented?..... Yes No
 - (b) Has the roof ever leaked during your ownership?..... Yes No
 - (c) Has the roof or any portion of it been repaired, recovered or replaced during your ownership?..... Yes No
 - (d) **Are you aware of any problem or repair needed or made for any item above?**..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

FAMILY ROOM / MAIN HOUSE JUNCTURE WILL LEAK IN DRIVING RAIN
PRETTY WELL CONTROLLED

7. EXTERIOR FINISH

- (a) Is an Exterior Insulation and Finish System ("EIFS") present on the Property?..... Unknown.. Yes No
If "Yes", identify date installed, brand name and installer: _____
 - (b) Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish?..... Yes No
If "Yes", was any money received for the claim?..... Yes No
 - (c) **Are you aware of any problem or repair needed or made for any item above?**..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

8. ADDITIONS & ALTERATIONS

- (a) Have you hired a contractor for any work in the past 180 days? Yes No If "Yes", did you receive a lien waiver from the contractor completing the work?..... Yes No If "Yes," please attach a copy.
 - (b) Are you aware of any room addition, structural modification, alteration or repair?..... Yes No
 - (c) Are you aware if any of the above were made without necessary permit(s)?..... Yes No
 - (d) **Are you aware of any problem or repair needed or made for any item above?**..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

9. SOIL, STRUCTURAL AND DRAINAGE

- (a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure, decks/porches or any other load bearing or structural component?..... Yes No
 - (b) Are you aware of any repair or replacement made to any item listed in (a) above?..... Yes No
 - (c) Are you aware of any fill, expansive soil or sinkhole on the Property?..... Yes No
 - (d) Are you aware of any soil, earth movement, flood, drainage or grading problem?..... Yes No
 - (e) Do you have a sump pump or other drainage system?..... Yes No
 - (f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space?..... Yes No
 - (g) Are you aware of any repair or other attempt to control any water or dampness condition?..... Yes No
 - (h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property?.... Yes No
 - (i) Is any portion of the Property located within a flood hazard area?..... Unknown.. Yes No
 - (j) Do you pay for any flood insurance?..... Yes No If "Yes", what is the premium? _____
 - (k) Do you have a Letter of Map Amendment ("LOMA")?..... Yes No If "Yes", please provide a copy.
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

10. TERMITES/WOOD DESTROYING INSECTS OR PESTS

- (a) Are you aware of any termites/wood destroying insects or pests affecting the Property?..... Yes No
 - (b) Are you aware of any uncorrected damage to the Property caused by any of the above?..... Yes No
 - (c) Is the Property under a service contract by a pest control company?..... Yes No
 - (d) Is the Property under a warranty by a pest control company?..... Yes No
If "Yes," is it transferable?..... Yes No
 - (e) Are you aware of any termite/pest control report for or treatment of the Property?..... Yes No
- Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or treatment (attach additional pages if needed):

11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

(a) Asbestos Containing Materials ("ACM")

- (1) Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pipes)?... Yes No
- (2) Are you aware of any ACM that has been encapsulated or removed?..... Yes No
- (3) Are you aware if the Property has been tested for the presence of asbestos?..... Yes No

(b) Mold

- (1) Are you aware of the presence of any mold on the Property?..... Yes No
- (2) Are you aware if any mold on the Property has been covered or removed?..... Yes No
- (3) Are you aware if the Property has been tested for the presence of mold?..... Yes No
- (4) Are you aware if the Property has been treated for the presence of mold?..... Yes No

(c) Radon

- (1) Are you aware of the presence of any radon gas at the Property?..... Yes No
- (2) Are you aware if the Property has been tested for the presence of radon gas?..... Yes No
- (3) Are you aware if the Property has been mitigated for radon gas?..... Yes No

(d) Lead

- (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?..... Yes No
- (2) Are you aware of the presence of any lead in the soils?..... Yes No
- (3) Are you aware if lead has ever been covered or removed?..... Yes No
- (4) Are you aware if the Property has previously been tested for the presence of lead?..... Yes No

(e) Other Environmental Concerns

Are you aware of any other environmental concern that may affect the Property, such as fuel, septic, storage or other under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, discoloration of soil or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc.?..... Yes No

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or mitigation (attach additional pages if needed):

12. INSURANCE

- (a) Are you aware of any claim that has been filed for damage to the Property during your ownership?..... Yes No
 - (b) Are you aware of anything that would adversely impact the insurability of the Property?..... Yes No
- Please explain any "Yes" answer in this section. and include the date and description of any claim and all repairs and replacements completed (attach additional pages if needed):

FLUE FIRE, REMOVED HAD GAS FIREPLACE INSTALLED

13. ROADS, STREETS & ALLEYS

- (a) The roads, streets and/or alleys serving the Property are..... public private
 - (b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement?..... Yes No
 - (c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?..... Yes No
- Please explain any "Yes" answer in this section (attach additional pages if needed):

PROPERTY WAS PLATED TO HAVE CHESTNUT STREET GO THRU ~~IT~~ / NEVER BUILT

14. SUBDIVISION/HOME OWNERS ASSOCIATION

- (a) Subdivision Name (Insert "N/A" if not applicable): NA
- (b) Is there a home owners association ("HOA")?..... Yes No If "Yes", are you a member?..... Yes No
If "Yes", please provide website/contact info: _____
- (c) Are you aware of any written subdivision or HOA restrictions, rules, or regulations?..... Yes No
- (d) Are you aware of any violation or alleged violation of the above by you or others?..... Yes No
- (e) General Assessment/Dues: \$ _____ per month quarter half-year year
- (f) Amenities include (check all that apply): street maintenance clubhouse pool tennis court
 entrance sign/structure gated other: _____
- (g) Are you aware of any existing or proposed special assessments?..... Yes No
- (h) Are you aware of any condition or claim which may cause an increase in assessments or fees?..... Yes No
Please explain any "Yes" answers you gave in this section (attach additional pages if needed): _____

15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT

If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared Cost Development Rider").

16. LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts)

POND

If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure Rider").

17. MISCELLANEOUS

- (a) Is the Property located in an area requiring an occupancy (code compliance) inspection?..... Unknown Yes No
- (b) Is the Property designated as a historical home or located in a historic district?..... Unknown Yes No
- (c) Do you have a survey that includes existing improvements of any kind regarding the Property?..... Yes No
- (d) Have you allowed any pets in the home at the Property?..... Yes No
- (e) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item?..... Yes No
- (f) Are you aware if carpet has been laid over a damaged wood floor?..... Yes No
- (g) Are you aware of any:
Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)?..... Yes No
Encroachment?..... Yes No
Existing or threatened legal action affecting the Property?..... Yes No
Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property?... Yes No
Consent required of anyone other than the signer(s) of this form to convey title to the Property?..... Yes No
Please explain any "Yes" answers you gave in this section (attach additional pages if needed): _____

- (h) Current Utility Service Providers:
Electric Company: AMEREN
Water Service: ST. CHARLES CITY
Cable/Satellite/Internet Service: ATT
Sewer: ST. CHARLES CITY
Telephone: BELL
Gas: SPIRE
Garbage: USE STORES
Fire District: ST. CHARLES CITY
Fire Dues Paid with Taxes?..... Unknown Yes No

19. ATTACHMENTS: The following are attached and made part of this Disclosure Statement (check all that apply):

- Water Well/Sewage System (DSC-8000A) Condo/Co-Op/Shared Cost Development (DSC-8000C)
 Lakes & Ponds/Waterfront Property (DSC-8000B) Pool/Hot Tub (DSC-8000D)
 Other (e.g., reference any other statements or other documents attached): _____

Additional Comments/Explanation (attach additional pages if needed):

SIGNATURE PAGE TO SELLER'S DISCLOSURE STATEMENT FOR RESIDENTIAL PROPERTY

Seller's Acknowledgement:

1. All real estate licensee(s) are hereby authorized to distribute this Disclosure Statement and any Rider or other attachment hereto to potential buyers of the Property.
2. Seller has carefully examined this Disclosure Statement and any Rider or other attachment hereto, and acknowledges that the information contained therein is true and accurate to the best of Seller's knowledge.
3. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing which would make any existing information set forth herein or in any Rider or other attachment hereto false or materially misleading.
4. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

BM-SIGNED
Thomas Gillette
04/29/24 02:19 PM CDT

Apr 29, 2024

Seller _____ **Date** _____
Print Name: Thomas Gillette

BM-SIGNED
Holly B. Gillette
04/29/24 02:21 PM CDT

Apr 29, 2024

Seller _____ **Date** _____
Print Name: Holly B Gillette

Buyer's Acknowledgement:

1. The statements made by Seller in this Disclosure Statement and in any Rider or other attachment hereto are not warranties of any kind.
2. Buyer understands that there may be aspects or areas of the Property about which Seller has no knowledge. This Disclosure Statement and any Rider or other attachment hereto may not encompass those aspects or areas.
3. Buyer should verify all information contained in this Disclosure Statement and in any Rider or other attachment hereto, as well as any measurement information provided regarding the Property or any improvement located thereon (if exact square footage or any other measurement is a concern). Buyer is urged to have the Property fully inspected by a qualified, professional expert(s). Buyer may also wish to obtain a home protection plan/warranty.
4. Buyer acknowledges having received a signed copy of this Disclosure Statement and any Rider or other attachment hereto.
5. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

Buyer _____ **Date** _____
Print Name: _____

Buyer _____ **Date** _____
Print Name: _____

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Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

1 **Lead Warning Statement**

2 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to
3 1978 is notified that such property may present exposure to lead from lead-based paint that may place
4 young children at risk of developing lead poisoning. Lead poisoning in young children may produce
5 permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral
6 problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The
7 seller of any interest in residential real property is required to provide the buyer with any information on lead-
8 based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of
9 any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint
10 hazards is recommended prior to purchase.

11 **Seller's Disclosure**

12 (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

13 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing.
14 (explain)
15 _____

16 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the
17 housing.

18 (b) Records and reports available to the seller (check (i) or (ii) below):

19 (i) Seller has provided the purchaser with all available records and reports pertaining to lead-
20 based paint and/or lead-based paint hazards in the housing (list documents below).
21 _____

22 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint
23 hazards in the housing.

24 **Purchaser's Acknowledgment (initial)**

25 (c) _____ Purchaser has received copies of all information listed above.


26 (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

27 (e) Purchaser has (check (i) or (ii) below):

28 (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk
29 assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

30 (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of
31 lead-based paint and/or lead-based paint hazards.

32 **Agent or Transaction Broker's Acknowledgment (initial)**

33 (f)  Agent or Transaction Broker has informed the seller of the seller's obligations under 42 U.S.C.
34 4852d and is aware of his/her responsibility to ensure compliance.

35 **Certification of Accuracy**

36 The following parties have reviewed the information above and certify, to the best of their knowledge, that
37 the information they have provided is true and accurate.

38		<u>Apr 29, 2024</u>	_____	_____
39	Seller	Date	Purchaser	Date
40		<u>Apr 29, 2024</u>	_____	_____
41	Seller	Date	Purchaser	Date
42		<u>Apr 23, 2024</u>	_____	_____
43	Agent or Transaction Broker	Date	Agent or Transaction Broker	Date

44 **Property Address:** 1935 W Randolph St, St. Charles, MO 63301

45 **Listing No.:** 24094