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.

©ST. LOUIS REALTORS®

Approved by Counsel for St. Louis REALTORS®

To be used exclusively by REALTOR® members of St Louis REALTORS®

and those issued a use license by St Louis REALTORS®

Form # 2091

01/25

SELLER'S DISCLOSURE STATEMENT

Property Address: 1431 Westhampton View Ln, Wildwood, MO 63005

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 dis	closed	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	ا _ ا		-
	Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed		$ \mathcal{M} $	
-	by Seller and any involved real estate licensee(s) and given to any potential buyer.	ļ i		
2	Please explain any "Yes" answers you gave in this section:		1	
				,
	,			
	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		1	
	residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance		X/	
	related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.		/	
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	1		
	property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the	ا _ ا	M	_
	Property. Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial		/	
	action at the property.	f I	9	

6	Please explain any "Yes" answers you gave in this section:			
ļ		· I		
7	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? If "Yes," §442.055 RSMo requires you to disclose	YES	NO X	
0	such knowledge in writing. Please provide such information, including a copy of such report, if available. Please explain any "Yes" answers you gave in this section:			
ł	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?		X	
ן 10	Are you aware if it has ever been covered or removed?		X	
u {	Are you aware if the property has been tested for lead?	<u> </u>	X	□
(2	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?	122		
14	Are you aware if the property has ever been mitigated for radon gas?		L X	
15	Please explain any "Yes" answers you gave in this section: Elevated radon levels were found during home inspection in 2019 and mitigation was not completed.			
l	Mold	YES	NO	UNK
16	Are you aware of the presence of any mold on the property?		$X_{\mathcal{L}}$	
17	Are you aware of anything with mold on the property that has ever been covered or removed?		X /	
18	Are you aware if the property has ever been tested for the presence of mold?		(X)	
19	Please explain any "Yes" answers you gave in this section:			
	Asbestos Materials	YES	NO	ÜNK
20	Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?		X	
21	Are you aware of any asbestos material that has been encapsulated or removed?			
22	Are you aware if the property has been tested for the presence of asbestos?		1	
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.?		×	
25	Please explain any "Yes" answers you gave in this section:	···-		
26	SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPME Development Name OAL WOGE TWO 5	NT (if	applica	able)
27	Contact Name Phone #			
28	Type of Property (check all that apply) Single Family Multi-Family Condominium Townhome	□ Vill	a 🗆 Co	0-0p
29	Mandatory Assessment #1 \$ _315 per □ Monthly □ Quarterly □ Semi-Annual 🛭			
30	Mandatory Assessment #2 \$per □ Monthly □ Quarterly □ Semi-Annual □			
31	Mandatory Assessment(s) include: Yentrance sign/structure	g sception	n facilit	y
	□ other specific item(s):			
	☐ Dwelling exterior maintenance covered by Assessment:			

UNK=Unknown

- 1					, ,	YES	ן טא	UNK	
Are you aware of any existing or proposed special assessments?							M		
13			xes and/or district improve				D		
34	Are you awa	are of any condition	or claim which may cause	an increase in assessment	or fees?	<u> </u>) XO	0	
35	Are you aware of any material defects in any common or other shared elements?						7		
36	Are you aware of any existing indentures/restrictive covenants?						201	0	
37	Are you awa	are of any violation	of the indentures/restriction	is by yourself or by others	7				
38 [Is there a rec	corded shared drive	way/street/road maintenanc	e agreement?			Z	AD	
39 [Is there a dr	iveway/street/road t	that is not maintained by cit	y or county? If so, please o	xplain in description.	DZ(
40 [Please explain any "Yes" answers you gave in this section:								
-	D=1	LAND ODAN	1157 2400 1 105 2400 1	WINN INN IN					
	100	DUMAC AIAN	IBNAY NOT MAI	TANKH OL			- , . ,		
ļ				UTILITIES				43.1	
	Services	Curr	rent Provider	Phone #		A	vg Mor		
41			· · · · · · · · · · · · · · · · · · ·		00 1 01	1	Cost		
42	Propane	0-64		du	☐ Owned ☐ Lease	_	- est	105	
43	Gas	Andras	spice.	800-857-4173		\$	95	100	
44	Electric	triver		800-552-7583			<u>2aa≤</u>		
45	Water	American	water	866-430-0820		4	100		
46	_Sewer acq	Hereblic :	Services	636-947-5959		- 18-	35		
47				414 .23.4 -1 0.0		4	35		
48	Recycle Sea	5 pectrum		314-768-6240 844-914-2063			115		
49	Phone	+ 		1300-717-2005			1()		
	FIIOHE	1 Myst 100	EATING, VENTILATION	AND COOLING (PHYA	CII) SVSTEMS			•	
	Type of He	ating Equipment:	ALING, VENTILIATION	MID COOLING (II YA	C) BIBLEMIO	-			
50		Age 1999 Brand	YOUR XFore	ed Air 🛘 Heat Pump 🗸 Ra	diant □ Baseboard □ G	eo-Thei	mal □	Other	
51		Age 20) Brand _		ed Air 🛘 Heat Pump 🗍 Ra				•	
		of Heating Equipm		odini di montamp di ma	diant b Danovolite is C			0 11101	
52	Zone 1:	or or recently Equipe		ural Gas 🗆 Electric 🗆 Pi	opane Fuel Oil	Solar (□ Othe	r	
53	Zone 2:			ural Gas 🗆 Electric 🗇 Pi					
		Conditioner:			San Carlotte Company	· · · ·			
54		Age /997 Brand	Volume McCent	tral Electric Central Gas	☐ Window/Wall (# of \	Jnits:		Other	
55				tral Electric Central Gas				Other	
						YES	NO	UNK	
56	Are you aw	vare of any problem	s or issues with any part of	the HVAC system?			<i>P</i> 2		
57			ntenance agreements in plac				29		
58	Are any are	eas of the home not	covered by central heating	/cooling?					
59	With respe	ect to the last servi	ice/repair made to the HV	AC system, please descri	be in detail the scope	of work	i, date,	name	
	of person/o	company who did	the work and cost: CUE	igh a compaid e	3XT, UMM3 AAU	レル	W	25	
	1								
60	DI I	1 477 11 446	Dil . 11	41.5					
uu	Please expi	Please explain any "Yes" or "Other" answers you gave in this section:							
			Julei ausweis you gave in	inis section:					
		•	Juier ausweis you gave in	mis section:					
		•	Juici ausweis you gave in	ms section:					
		· · · · · · · · · · · · · · · · · · ·	ELD			YES	NO	UNK	
61	Location 1		FIRI	EPLACE(S)	al and properly vented?	+			
61	Location 1	: Room: FAN	FIR)	EPLACE(S) Functions	al and properly vented?	YES PO	NO 🗆	UNK	
61 62		: Room: FAN Type: □ Wood	FIRI	EPLACE(S) Functions Natural Gas Propane	J UNK	Ø			
		: Room: FAN Type: U Wood : Room:	FIRE WIW\ Burning Gas Logs M	EPLACE(S) Functions Natural Gas □ Propane Functions	UNK	+			
		: Room: ☐ Wood : Room: Type: ☐ Wood	FIR)	EPLACE(S) Functions Natural Gas	UNK	/× 0		0	
62	Location 2	: Room: FAN Type: Wood : Room: Wood : Room: Wood : Room: Wood	FIRE ILO W Burning Gas Logs 1 Burning Gas Logs 1	EPLACE(S) Functions Natural Gas	☐ UNK al and properly vented? ☐ UNK al and properly vented?	Ø			
62	Location 2 Location 3 Are you av	: Room:	FIRE WW W Burning Gas Logs I	EPLACE(S) Functions Natural Gas	☐ UNK al and properly vented? ☐ UNK al and properly vented?	/× 0		0	
62 63	Location 2 Location 3 Are you av	: Room:	FIRE ILO W Burning Gas Logs 1 Burning Gas Logs 1	EPLACE(S) Functions Natural Gas	☐ UNK al and properly vented? ☐ UNK al and properly vented?	p0	0	0	
62 63 64	Location 2 Location 3 Are you av	: Room:	FIRE WW W Burning Gas Logs I	EPLACE(S) Functions Natural Gas	☐ UNK al and properly vented? ☐ UNK al and properly vented?	p0	0	0	
62 63 64	Location 2 Location 3 Are you av	: Room:	FIRE Burning Gas Logs Gas Cogs	EPLACE(S) Functions Natural Gas	☐ UNK al and properly vented? ☐ UNK al and properly vented? ☐ UNK	p0	0	0	
62 63 64 65	Location 2 Location 3 Are you av Please exp.	: Room: Wood ware of any problem lain any "Yes" or "I	FIRE Burning Gas Logs Gas Logs Gas Logs Gas Logs Gas Logs Gas Logs Gas Cogs	EPLACE(S) Functions Natural Gas	☐ UNK al and properly vented? ☐ UNK al and properly vented? ☐ UNK	p0	0	0	
62 63 64 65	Location 2 Location 3 Are you av Please exp	: Room: Wood ware of any problem lain any "Yes" or "I	Burning	EPLACE(S) Functions Natural Gas Propane Functions Natural Gas Propane Functions Natural Gas Propane y item in this section? is section: M, FIXTURES AND EQUALIZED	☐ UNK al and properly vented? ☐ UNK al and properly vented? ☐ UNK ☐ UNK	D D	0 0 8	0	
62 63 64 65	Location 2 Location 3 Are you av Please exp Plumbing 3 Water Hea	Room:	Burning Gas Logs Burning Gas Logs Burning Gas Logs Burning Gas Logs Das or repairs needed with an No" answers you gave in the PLUMBING SYSTEM PVC PEX Galva Location:	Functions Natural Gas	☐ UNK al and properly vented? ☐ UNK al and properly vented? ☐ UNK ☐ UNK ☐ UNK ☐ UNK ☐ UNK ☐ UNK ☐ UPMENT ☐ Blectric ☐ Propane	/×0 □ □ □ □ □ □ □ □ □ □ □	less []	Other	
62 63 64 65	Location 2 Location 3 Are you av Please exp Plumbing 3 Water Hea	Room:	Burning Gas Logs Burning Gas Logs Burning Gas Logs Burning Gas Logs Das or repairs needed with an No" answers you gave in the PLUMBING SYSTEM PVC PEX Galva Location:	Functions Natural Gas	☐ UNK al and properly vented? ☐ UNK al and properly vented? ☐ UNK ☐ UNK	/×0 □ □ □ □ □ □ □ □ □ □ □	less []	Other	
62 63 64 65	Location 2 Location 3 Are you av Please exp Plumbing 3 Water Hea	Room:	Burning Gas Logs Cas Cas Cas Cas Cas Cas Cas Cas Cas Ca	EPLACE(S) Functions Natural Gas	☐ UNK al and properly vented? ☐ UNK al and properly vented? ☐ UNK ☐ UNK ☐ UNK ☐ UNK ☐ UNK ☐ UPMENT ☐ ☐ Electric ☐ Propane ☐ ☐ Electric ☐ Propane	\(\sum_{\text{\subset}} \) \(\text{\subset} \) \(\sub		Other	
62 63 64 65	Location 2 Location 3 Are you av Please exp Plumbing 3 Water Hea	Room: Wood: Room: Wood: Room: Wood: Room: Wood: Room: Wood ware of any problem lain any "Yes" or "Tope: Copper ter 1: Age: ter 2: Age:	Burning Gas Logs Cas Cas Cas Cas Cas Cas Cas Cas Cas Ca	Functions Natural Gas	☐ UNK al and properly vented? ☐ UNK al and properly vented? ☐ UNK ☐ UNK ☐ UNK ☐ UNK ☐ UNK ☐ UPMENT ☐ ☐ Electric ☐ Propane ☐ ☐ Electric ☐ Propane	\(\sum_{\text{\subset}} \) \(\text{\subset} \) \(\sub		Other	

ſ		YES	NO	UNK					
9	Door the property have an ice maken aumyly line?	D							
0	Does the property have an ice-maker supply line? Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device								
~		B							
/1	inspection certificate.	<u> </u>	- 54						
72	Are you aware of any problems or repairs needed in the plumbing system?	<u> </u>	19	Ш					
"	Does property have a Swimming Pool/Spa/Hot Tub?	X)	D	П					
_	(If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)								
73	Please explain any "Yes" or "Other" answers you gave in this section:								
ļ	ICE MANCER (1-184 FUR, 2-BASTMENT) + POOL + 122/4/APTON	111							
	100 MANOPOL (1-12, 600 " 1 MANORUM) 1 600 7 4 MANOPOLIS	775.							
	WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Sta	temer	t)	* *,					
74	What is the source of your drinking water? ▶ Public □ Community □ Well □ Other								
75									
76	Do you have a water softener? □Yes or WNo. If yes, is it □ Owned or □ Leased. If leased, provide lesson								
		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?		🔊						
78	Please explain any "Yes" answers you gave in this section and water softener lease information if applicable		·	<u> </u>					
	1 rease explain any rest answers you gave in this section and water sortener rease information it approaches	•							
	CPWED ACT (Te Continue and Apparent or internal Flavor Maries Continue and Administration of Continue and Con	lace	Qtata	nor4)					
70	SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disc	iosure	otate)	nent)					
79	What is the type of sewerage system to which the house is connected? Public Private Septic	Aerato	or LIC	iner					
D^	If Other, please explain:								
80	If septic/aerator, when was system last serviced?	1	T '						
	<u></u>	YES	NO	UNK					
81	Is there a sewerage lift system?		M	<u> </u>					
82	Is there a sewerage grinder system?		AQ						
83	Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?		X/						
84	Please explain any "Yes" answers you gave in this section:		F						
	·								
	ELECTRICAL (Note: Certain types of electrical panels have been subject to recall	7							
	Type of Service Panel(s):		-						
85	Panel 1: Amps Brand	<u> </u>							
86	Panel 2; Amps Brand Circuit Breakers C Fuses C Other								
87	Panel 3: Amps Brand Circuit Breakers Puses Other								
	Type of Wiring:	· · ·	_						
88			·						
89									
90									
30	Panel 3:	YES	NO,	UNK					
		+							
91	Are you aware of any problems or repairs needed in the electrical system?	<u> </u>	M						
92	Are you aware of any of the panels in services in the property being subject to recall or otherwise out of	1 0		0					
	date?	1							
93	Please explain any "Yes" answers you gave in this section:								
	CONSTRUCTION		, , , , ;	<u> </u>					
94	The property was originally constructed in:	o	WW	7_,					
95	List all significant additions, modifications, renovations, & alterations to the property during your ownership	p belov	v:						
	One which differ from the content to								
	See attached list of work completed between 2019 and 2025								
		YES	NO	UNK					
96	Were required permits obtained for the work described above?								
97	Please explain any "No" answers you gave in this section:	<u> </u>	1						
- •	Trease outrain and the guerres and Rade III mis section.								
	UNK=Unknown/ Initials BUYER and SELLER acknowledge they have read this page//	age 4 of	7						

	FOUNDATION FOUNDATION						
98	Type of Foundation:						
Ì		YES	NO	UNK			
99	Are you aware of any problems or issues with foundation?	Ŋυ	X /	<u>[]</u>			
100	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components?	XV	A	ם			
101	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	X	Ø				
102	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?		M				
103	Are you aware of any repairs to any of the building elements listed above?	44	Ø				
104	Were required permits obtained for any repairs described above?	76	Ŵ				
105	Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the p	erson/c	ompan	y who			
	did the repair or control effort: BASEMENT AND CRAWL SPACE (Complete only if applicable)	YES	NO	UNK			
106	Is the home equipped with a sump pit?	X 0					
107	Is the home equipped with a sump pump?	7	0				
108	Are you aware of any issues with sump pit(s) & pump(s)?		X)				
109	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?		[]				
110	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement						
-	or crawl space?		X				
111	Please explain any "Yes" answers you gave in this section:		_ 				
	GUMPPUMP + PIT 1 M BASEMENT ROOF, GUTTERS AND DOWNSPOUTS						
	ROOF, GUTTERS AND DOWNSPOUTS	YES	NO	UNK			
112	What is the approximate age of the roof? NEW Is it documented? If yes, please provide documentation.	X		<u> </u>			
113	Are you aware of any active leaks to the roof?		x0				
114	Has the roof ever leaked during your ownership?		Ø/				
115	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	X ()	a				
116	Are you aware of any problems with the roof, gutters or downspouts?		 				
117	Does the property have multiple layers of roofing currently installed on any portion of the property?		20	ō			
118	Please explain any "Yes" answers you gave in this section and attach any documentation:		<i>//</i> V				
	PESTS/TERMITES/WOOD DESTROYING INSECTS						
	PESTS/TERMITES/WOOD DESTROYING INSECTS	YES	NO	UNK			
119	Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?		X	0			
120	Are you aware of any uncorrected damage to the property caused by above?	 	(A)				
121	Are you aware of any uncorrected damage to the property caused by adove? Are you aware of any control reports for the property?	 	27				
122	Are you aware of any control treports for the property?	+ =	101				
123	Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when	1	<u> </u>	—			
	does it expire and what is the renewal costs?		🎾				
124	Please explain any "Yes" answers you gave in this section:	1		•			
		T	T '	172			
	SOIL AND DRAINAGE	YES	NO .	UNK			
125	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	<u> </u>	A	<u> </u>			
126	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	0	3/	0			
127	Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property?		M				
128	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance		A				
	Agreement with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable pavement)						
129	Please explain any "Yes" answers you gave in this section:	 		•			
]						

acements completed.	operties? oachments and area (f ilations, ind E property?	lood plain)? cluding zoning, relating to the	YES	D D D NO	UNIK	
s the survey include all existing improvements on the property? you aware of any shared or common features with adjoining pr you aware of any rights of way, unrecorded easements, or encry portion of the property located within the 100-year flood haz you aware of any violations of local, state, or federal laws/regularty? se explain any "Yes" answers you gave in this section: INSURANCE you aware of any claims that have been filed for damages to the Yes," please provide the following information for each claim: accements completed.	operties? oachments and area (f ilations, ind E property?	lood plain)? cluding zoning, relating to the	U U O O O O O O O O O O O O O O O O O O	× × × × × × × × × × × × × × × × × × ×		
you aware of any rights of way, unrecorded easements, or encry y portion of the property located within the 100-year flood haz you aware of any violations of local, state, or federal laws/regu- serty? se explain any "Yes" answers you gave in this section: INSURANC you aware of any claims that have been filed for damages to the Yes," please provide the following information for each claim: accements completed.	oachments card area (f clations, inc E property?	lood plain)? cluding zoning, relating to the	U	NO NO		
you aware of any violations of local, state, or federal laws/regularty? se explain any "Yes" answers you gave in this section: INSURANCE you aware of any claims that have been filed for damages to the Yes," please provide the following information for each claim: accements completed.	ard area (falations, inc	lood plain)? cluding zoning, relating to the	yes	NO NO		
you aware of any violations of local, state, or federal laws/regularity? se explain any "Yes" answers you gave in this section: INSURANC you aware of any claims that have been filed for damages to the Yes," please provide the following information for each claim: accements completed.	E property?	cluding zoning, relating to the	yes	NO NO		
se explain any "Yes" answers you gave in this section: INSURANC you aware of any claims that have been filed for damages to the Yes," please provide the following information for each claim: accements completed.	E property?	(i.e., roof, flood, fire, casual	YES	NO		
INSURANC you aware of any claims that have been filed for damages to the Yes," please provide the following information for each claim: acements completed.	property?		YES	NO		
INSURANC you aware of any claims that have been filed for damages to the Yes," please provide the following information for each claim: accments completed.	property?		ty, 📈	 	UNK	
you aware of any claims that have been filed for damages to the Yes," please provide the following information for each claim: accments completed.	property?		ty, 📈	 	UNK	
Yes," please provide the following information for each claim; acements completed.			92		1	
acements completed.	date of clai	im, description of claim, rep	s," please provide the following information for each claim: date of claim, description of claim, repairs and/or			
HAIL PAMAGE - MAY 2025 - MAPLIANCES/E	OUIPME	FA90IA PEYLAU				
(Seller is not agreeing that all items are being o	ffered for	sale: mark N/A if not anni	icable)		* .	
ge/Stove	2/N/A		□ Gas	Tor	lectric	
en e			☐ Gas		lectric	
ktop	□ N/A	Age	□ Gas		lectric	
door Grill	M/A	Age	□ Gas		lectric	
er Hookup		Age	☐ Gas		lectric	
		1 A	□ Gas		lectric	
It in Microwave	□ N/A	Age		<u> </u>	- 12 (1) - 21 (1) (1) (1)	
lt in Refrigerator	N/A	Age				
hwasher	′□ N/A	Age				
bage Disposal	□ N/A	Age			1 N	
sh Compactor	ØN/A.	Age				
ctric Pet Fence	□ N/A	# of collars		1		
Powered Exterior Lights	ØN/A	# of lights			· [+ : +:	
urity System/Cameras	□ N/A		M Owne		Leased	
	: .		YES	NO	UNK	
you aware of any items in this section in need of repair or repl	lacement?				<u> </u>	
ase explain any "Yes" answers you gave in this section: PAMAGED ELECTRIC PBY FEPLE - DOI MISCELLAN	NT KNO	ON WHOUS THE A	WAY	vS		
MISCELLAN	EOUS		YES	NO	UNK	
s the property been continuously occupied during the last twelv			X			
the property located in an area that requires any complian servation, fire district or any other required governmental auth	ce inspect			20	В	
he property located in an area that requires any specific disclos		n the city or county?				
he property designated as a historical home or located in a historical				N		
property tax abated? If yes, attach documentation from taxing				1/20		
you aware of any pets having been kept in or on the property?		below.	30		 	
he Buyer being offered a protection plan/home warranty at close			1 0	1 200		
e you aware of any inoperable windows or doors, broken therms ow.				×		
you aware if carpet has been laid over a damaged wood floor	2 Explain	below.		M		
you aware of any existing or threatened legal action affecting				120		
e you aware of any consent required of anyone other than the superty? Explain below.				N		
ase explain any "Yes" answers you gave in this section: NUMBERTY PACIMARY MOZ. NOG & CAY OF PROPERTY						
DOG + CAT OF PROPERTY						

	ADDITIONA	L COMMENTS	
67		·	
58	· · · · · · · · · · · · · · · · · · ·		
59			
71	-		
72		·	
23			
14			
76	-		<u>.</u> .
Seller attaches the following document(s):			
ELLER'S ACKNOWLEDGEMENT:			
	proker in writing of any c	ad that it is complete and accurate to the best of changes in the property condition. Seller authoriers.	
DELVED GYCHATTIDE	_ ' ' '	STATE OF STA	7/7 0/2 J
ELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
		0 14 11 611	
LEON STEINFELD	<u> </u>	Rachel Steinful	· · · ·
Seller Printed Name		Seller Printed Name	,
BUYER'S ACKNOWLEDGEMENT:			
Disclosure Statement is limited to informati this Seller's Disclosure Statement, and any	ion of which Seller has a other important informa ce) by an independent, pro	re Statement. Buyer understands that the information of the information of the information provided by either Seller or broker (including provided by either seller).	mation contained in ing any information
BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE
Buyer Printed Name		Buyer Printed Name	

1431 Westhampton View Lane

2020

Paint entire house, sand and stain all hardwood on 1st floor

Foyer: new light fixture

Office: replace carpet with hardwood, wall wainscotting

Dining Room: replace carpet with hardwood, wall wainscotting, led recessed lights

First floor hallways: led recessed lighting

Half Bath: upgrade fixtures, wallpaper

Family Room: shiplap on fireplace, replaced tile fireplace with brick and wood mantle,

led recessed lighting

Kitchen: updated light fixtures and cabinet hardware

Sunroom: update light fixture

Mudroom: cubby built-in, new tile flooring, new washer and dryer, new

cabinet/sink/countertops

Master Bedroom: Wallpaper

Master Bathroom: shiplap, update light fixtures, glass backsplash, full Moen shower

system w/ body sprays and waterfall shower, wallpaper in closet

Boys Bedroom: blue feature wall trim

Girls Bedroom: feature wall trim

Jack and Jill Bath: shiplap, updated light fixtures, glass backsplash

Guest Bathroom: Replaced vanity and sink, updated light fixture

2021

Basement: Updated Countertops, added media room including bulkhead for projector with speakers, LVP in bar, led recessed lighting, shiplap at bar w/ glass shelving, bar tv

2022

Sunroom: Wood beams

2023

Kitchen: new dishwasher

Pool: New lights, new liner

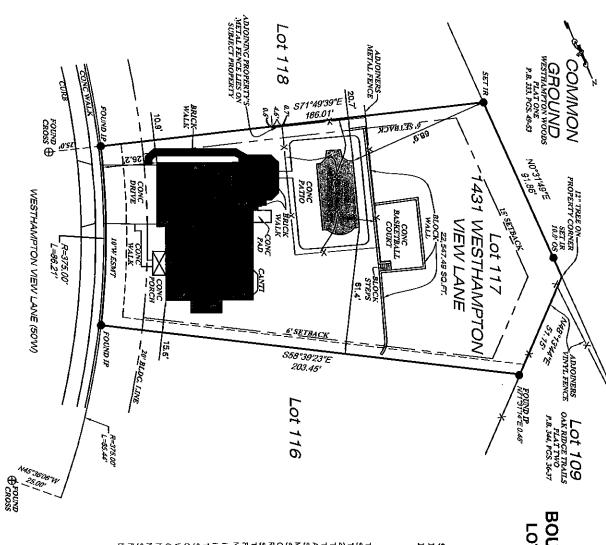
2024

Family Room: Blue/Gray feature wall

Pool: New Heater

2025

Exterior: Aluminum Fascia, new roof



BASIS OF BEARINGS: P.B. 344, PGS, 160-161

BOUNDARY AND IMPROVEMENT SURVEY LOT 117 OF OAK RIDGE TRAILS PLAT FOUR, **PLAT BOOK 344 PAGES 160-161** ST LOUIS COUNTY, MISSOURI A SUBDIVISION RECORDED IN

SCHEDULE B SECTION II:
ITEM 9: ESMT PER 10723/1256 DOES NOT FALL UPON SUBJECT PROPERTY
ITEM 10: ESMT PER 10180/377 DOES NOT FALL UPON SUBJECT PROPERTY

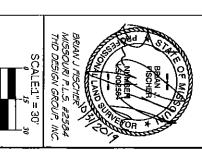
MISSOURI BOARD OF ARCHITECTS. PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. THIS SURVEY WAS CONDUCTED UNDER THE INNEEDINET PERSONAL SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR. THE EASEMENTS, RESTRICTIONS, AND BUILDING LINES SHOWN ARE BASED ON RECORD PLAT INFORMATION OR ON INFORMATION SUPPLIED BY THE CLENT. NO INVESTIGATION HAS BEEN MADE BY THD DESIGN GROUP AS TO THE PRESENT STATUS OF ANY EXECUTENTS, RESTRICTIONS, OR BUILDING LINES, SHOWN OR NOT SHOWN, AFFECTING THE TRACT SURVEYED. THIS 15 TO CERTIFY THAT AT THE REQUEST OF LEON G III AND RACHE W STEINFEID / SECURITY THILE INSURANCE AGENCY / STEWART THE GUARANTY COMPANY AND PER SECURITY THILE INSURANCE AGENCY / STEWART THE GUARANTY COMPANY AND PER THE MONTH OF OCCOBER, THE COMMITMENT NUMBER 29 1763EC, WE HAVE DURING THE MONTH OF OCCOBER, 20 19 EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY ON LOT 1/7 OF OAK RUDGE TRAILS PLAT FOUR. A SUBDIVISION IN ST. LOUIS COUNTY, MO. THE RESULTS REFLECT THE CONDITIONS FOUND AT THE TIME OF THE SURVEY, ARE CORRECTLY SHOWN ABOVE AND CONFORM TO THE CURRENT STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY AND CONFORM TO THE CURRENT STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS AS ISSUED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE

I, BRIAN J FISCHER, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF MISSOURI HEREBY STATE FOR AND ON BEHALF OF THD DESIGN GROUP TO LEON G III AND RACHEL W STEINFELD / SECURITY TITLE LINSURANCE AGENCY / STEWART TITLE GLARANTY COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON October 31, 2019; THAT SAID SURVEY AND THE ATTACHED PRINT HEBEON WERE EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURL STANDARDS FOR BOUNDARY SURVEYS AND THAT THE SURVEY ACCURATELY REFLECTS ALL MAPROVEMENTS. INCLIDING FENCES, RECORDED EASEMENTS AND UNRECORDED VISIBLE

<u>S</u>

i∧ :_

- ADJONNIG PROPERTYS NETAL FENCE LES ON SUBJECT PROPERTY
 FENCE OWNERSHIP (IF SHOWN) IS BASED UPON FIELD RESERVATION, FINAL
 DETERMINATION SHOULD BE MADE BY PROPERTY OWNERS.
 BUILDING LINES AND EASEMENTS SHOWN FER ABOVE MENTIONED RECORD PLAT.



DESIGN GROUP, INC.

your solution for engineering and surveying"

148 CHESTERFIELD INDUSTRIAL BLVD, STE E, CHESTERFIELD, MO 63005 TEL. 636-294-2972 FAX: 636-294-3027 WEB: THODESIGNGROUP COM CORPORATE CERTIFICATE OF AUTHORITY # 2011004412

NO: 19-2514	
DATE:10/31/19	
DRAWN BY: BW5	
CREW: CD/5K	_

SETBACK LINE ESMT LINE -LEGEND

DigiSign Verified - 3ea4c9dc-696d-4cea-9053-a40bdceff554
This document has regar consequences.

If you do not understand it, consult your attorney.

©ST. LOUIS REALTORS* Approved by Counsel for St. Louis REALTORS* To be used exclusively by REALTORS*

Form # 2180

01/20

The text of this form may not be altered in any manner

without written acknowledgement of all parties.

POOL/SPA/POND/LAKE ADDENDUM TO SELLER'S DISCLOSURE STATEMENT (It should be understood that the preamble to the Seller's Disclosure applies to this Addendum)

To be completed by SELLER concerning 1431 Westhampton View Ln, Wildwood, MO 63005 (Property Address
Note: Potential buyers should be aware that the current owner may not use the pool/spa/pond/lake to its full capacity, if at all
If one of these is being underutilized, it may falsely appear to be problem free. If it is more heavily utilized, problems may
surface that were previously now known or detectable. These problems may not be discovered by a pool/spa/pond/lake
inspection.
<u>POOL</u>
(A) General Information: (Give closest approximation that is known)
(1) Age <u>Unknown(2) Shape Rectangle(3) Size (length x width) 22'X40' (4) Depth 4' (avg.)</u> (5) Volume (gallons) 25,000
(6) Type:
Above ground (please check the following that apply) Vinyl liner Other
In ground (please check the following that apply) ☐ Concrete ☐ Stainless ☐ Gunite ☐ Fiberglass ☒ Vinyl liner ☐ Other
(7) Pool Builder Unknown
(8) Type of chemical sanitizer □ Chlorine □ Copper/Silver Ionizer □ Bacquacil □ Ozonator ☑ Saltwater
(9) Pool service provider Florida Pool and Spa Last serviced March 10, 2025 (date
(10) Last opened by Florida Pool and Spa Last closed by Florida Pool and Spa
(11) Age of heater 1 year Heating source Natural Gas (12) Age of pump Unknown
(13) Age of filter Unknown Type of filter Sand DE Other
Additional comments/information:
but not limited to the following): Tile and grouting, coping, interior finish, caulking/expansion joints and deck New pool liner installed - May 2022
(C) Deck Equipment: Specify if any repairs have been performed during your ownership on the deck equipment (including
but not limited to the following): Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers
Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers New LED lights installed - May 2023
Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers New LED lights installed - May 2023 (D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but not limited to the following):
Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers New LED lights installed - May 2023 (D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but not limited to the following): New Salt Cell installed - May 2023
Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers New LED lights installed - May 2023 (D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but not limited to the following):
Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers New LED lights installed - May 2023 (D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but not limited to the following): New Salt Cell installed - May 2023 New Pool Heater installed - May 2024
Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers New LED lights installed - May 2023 (D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but not limited to the following): New Salt Cell installed - May 2023 New Pool Heater installed - May 2024 (E) Leaks and/or Defects: (1) Are you aware of any leaks in the pool or pool components
Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers New LED lights installed - May 2023 (D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but not limited to the following): New Salt Cell installed - May 2023 New Pool Heater installed - May 2024 (E) Leaks and/or Defects: (1) Are you aware of any leaks in the pool or pool components
Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers New LED lights installed - May 2023 (D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but not limited to the following): New Salt Cell installed - May 2023 New Pool Heater installed - May 2024 (E) Leaks and/or Defects: (1) Are you aware of any leaks in the pool or pool components Yes No (2) Are you aware of any defects relating to the pool or to any of the pool components Yes No
Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers New LED lights installed - May 2023 (D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but not limited to the following): New Salt Cell installed - May 2023 New Pool Heater installed - May 2024 (E) Leaks and/or Defects: (1) Are you aware of any leaks in the pool or pool components Yes No (2) Are you aware of any defects relating to the pool or to any of the pool components Yes No Explain any "Yes" answers in this section:
Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers New LED lights installed - May 2023 (D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but not limited to the following): New Salt Cell installed - May 2023 New Pool Heater installed - May 2024 (E) Leaks and/or Defects: (1) Are you aware of any leaks in the pool or pool components Yes No (2) Are you aware of any defects relating to the pool or to any of the pool components Yes No

Genera	al Information: (Give closest approx	imation that is know	(1) (2)	
	(1) Age (2) Volume (gallons) (3) Manufac	turer (4) Construc	Other
	(6) Spe service provider	iorine 🗆 Coppei/Silve	er Ionizer Bacquacil Dozonator Last serviced [Itter (10) Numberour ownership on spa equipment (incl	Other
	(7) Age of heater	Teat Source	Last serviceu	(date)
	(8) Age of numn	(0) Age of f	ilter (10) Numb	er of jets
	(11) Specify if any repairs have bee	n nerformed during v	your ownership on spa equipment (incl	uding but not limited to the
	items above)			ading, but not ininted to the
			olease explain	
OND	S and LAKES	<u> </u>		
	al Information: (Give the closest app	proximation that is k	nown)	
			Depth(4) Size (e.g. gallon	s, acreage)
	(5) Type 🛘 Natural 🗘 Artificial			
	(6) Construction □ Concrete □ Pla	stic 🗆 Other		
	(7) Water source			
	(8) Does any sewage run into the Po	nd/Lake □ Yes □ N	lo	
	(9) Is the Pond/Lake shared ☐ Yes			
	(10) Is the Pond/Lake stocked \(\square\) Ye	es 🗆 No		
	(11) Pond service provider		Last serviced urce	(date)
	(12) If heated, age of heater	Heat Sou	ırce	` ,
	(13) Is there a pump □ Yes □ No	Age of pump		
	(14) Have any chemicals been added	I□Yes□No		
	(15) Is there a filtration system \(\square\) Y		`filter	
	(16) Is there an overflow system \Box	Yes II No		
			o adjoining properties Yes No	
	(18) Are there any leaks \square Yes \square		o adjoining properties — 1 es — 1 to	
	(19) Is there a fountain(s) \square Yes \square			
			alain an tha Dand/T also an ann ann ann a	at after Dand/Lake
	☐ Yes ☐ No	ed during your owners	ship on the Pond/Lake or any componer	it of the Polit/Lake
	(21) Are you aware of any defects [J Voa □ No		
	(21) Are you aware or any defects 1	J 162 🗆 140		
xplan	ation of any "Yes" answers (8-10, 14-	,		
accurat	te to the best of Seller's knowledge. S	eller agrees to immed	he has carefully examined this stateme liately notify listing broker in writing o sh a copy of this statement to prospective	f any changes in the property
	. Steinfeld, III, trustee	07/18/2025	Rachel W. Steinfeld, trustee	07/18/2025
	ER SIGNATURE	DATE	SELLER SIGNATURE	DATE
on G.	Steinfeld, III, trustee for The Ste		Rachel W. Steinfeld, trustee for T	
	le Trust Dated April 22, 2022 Printed Name	· · · · · · · · ·	Seller Printed Name	
			ng received and read this Pool/Spa/Pond	
			this addendum is limited to information	
			Pool/Spa/Pond/Lake Addendum to Selle	
ny otk			er (including any information obtained	
			. Buyer acknowledges that broker is	
Service				
Service	ng physical defects in property.	J		
ervice epairii		DATE	BUYER SIGNATURE	DATE
Service epairii	ng physical defects in property.		BUYER SIGNATURE	DATE

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. ©ST. LOUIS REALTORS®

Approved by Counsel for St. Louis REALTORS®

To be used exclusively by REALTOR® members of St. Louis REALTORS®

and those issued a use license by St. Louis REALTORS®

Form # 2049

07/25

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

PROPERTY: 1431 Westhampton View I	n, Wildwood, MO	63005	
Lead Warning Statement Every Buyer of any interest in residential real pr present exposure to lead from lead-based paint tha may produce permanent neurological damage, i memory. Lead poisoning also poses a particular a Buyer with any information on lead-based paint a known lead-based paint hazards. A risk assessment Seller's Disclosure (a) Presence of lead-based paint and/or lead-base Seller has no knowledge of lead-base	at may place young child neluding learning disable risk to pregnant women. nazards from risk assess at or inspection for possible ad paint hazards (check of	ren at risk of developing lead poisoning. Lead a ilities, reduced intelligence quotient, behavior. The seller of any interest in residential real proments or inspections in the seller's possession able lead-based paint hazards is recommended propose below):	poisoning in young childre al problems, and impaire perty is required to provid and notify the buyer of an
in the housing Known lead-based paint and/or lead	1-based paint hazards are	e present in the housing (explain):	
(b) Records and reports available to Seller (check Seller has provided the Buyer with paint hazards in the housing (list al	all available records and	l reports pertaining to lead-based paint and/or le	ead-based
Seller has no reports or records per	taining to lead-based pai	nt and/or lead-based paint hazards in the housing	g.
Buyer's Acknowledgment (initial appropriate bla	nks)		
Buyer has received con	ies of all information list	ed above. (leave blank if none provided to Buye	er.)
·		•	,
	pamphlet Protect Your F	amily From Lead in Your Home.	
Buyer has (check one below):			
☐ Received a 10-day opportunity (or	r mutually agreed upon i	period) to conduct a risk assessment or inspection	on of the presence of
lead-based paint or lead-based h		portody to conduct a risk assessment of hispooth	on of the presence of
☐ Waived the opportunity to condu		inspection for the presence of lead-based pa	int and/or lead-based pair
hazards.			
Agent's Acknowledgment (initial) Agent has informed Seller of Seller's	obligations under 42 II S	C 1852d and in aways of his/her responsibility	ta annura camplianca
(To be completed by listing agent or if not listed,		s.c. 46320 and is aware of his/her responsionity	to ensure compnance.
	agent assisting Buyer.)		
Certification of Accuracy The following parties have reviewed the informat and accurate.	ion above and certify, to	the best of their knowledge, that the informatio	n they have provided is tru
		A san A	7 7/10/2
BUYER SIGNATURE	DATE	SELLER SIGNATURE	DAT
		LEON SOFTWEEN	`
Buyer Printed Name		Seller Printed Name	<u>-</u>
Suj or 1 miles 1 miles		A A A	
		place Vender	7/13/23
BUYER SIGNATURE	DATE	SELLER SIGNATURE //	' ' DAT
		Rochel Storatell	
Buyer Printed Name		Seller Printed Name	
		111 1111	_
		Much	778-25
BUYER'S AGENT SIGNATURE	DATE	LISTING AGENT SIGNATURE	DAT
		Matthew Muren	
		WO COMER WOTEN	
Buyer's Agent Printed Name		Listing Agent Printed Name	