

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.

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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 disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.

##### LEAD-BASED PAINT

1 Does the Property include a residential dwelling built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.

YES	NO	UNK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2 Please explain any "Yes" answers you gave in this section:

##### METHAMPHETAMINE

3 Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.

YES	NO	UNK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4 Please explain any "Yes" answers you gave in this section:

##### WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)

5 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.

YES	NO	UNK
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

UNK=Unknown

Initials BUYER and SELLER acknowledge they have read this page

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6	Please explain any "Yes" answers you gave in this section:			
	<b>RADIOACTIVE OR HAZARDOUS MATERIALS</b>			YES   NO   UNK
7	Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
8	Please explain any "Yes" answers you gave in this section:			
	<b>ADDITIONAL DISCLOSURES</b>			
	<b>Lead-Based Paint</b>			YES   NO   UNK
9	Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
10	Are you aware if it has ever been covered or removed?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
11	Are you aware if the property has been tested for lead?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
12	Please explain any "Yes" answers you gave in this section including test date, type of test and results:			
	<b>Radon</b>			YES   NO   UNK
13	Are you aware if the property has been tested for radon gas?			<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
14	Are you aware if the property has ever been mitigated for radon gas?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
15	Please explain any "Yes" answers you gave in this section: Elevated radon levels were found during home inspection in 2019 and mitigation was not completed.			
	<b>Mold</b>			YES   NO   UNK
16	Are you aware of the presence of any mold on the property?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
17	Are you aware of anything with mold on the property that has ever been covered or removed?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
18	Are you aware if the property has ever been tested for the presence of mold?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
19	Please explain any "Yes" answers you gave in this section:			
	<b>Asbestos Materials</b>			YES   NO   UNK
20	Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
21	Are you aware of any asbestos material that has been encapsulated or removed?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
22	Are you aware if the property has been tested for the presence of asbestos?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
23	Please explain any "Yes" answers you gave in this section:			
	<b>Other Environmental Concerns</b>			YES   NO   UNK
24	Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?			<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
25	Please explain any "Yes" answers you gave in this section:			
	<b>SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)</b>			
26	Development Name <u>OAK RIDGE TRAILS</u>			
27	Contact Name		Phone #	
28	Type of Property (check all that apply) <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Condominium <input type="checkbox"/> Townhome <input type="checkbox"/> Villa <input type="checkbox"/> Co-op			
29	Mandatory Assessment #1     \$ <u>375</u> per <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Other			
30	Mandatory Assessment #2     \$ _____ per <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input type="checkbox"/> Other			
31	Mandatory Assessment(s) include: <input checked="" type="checkbox"/> Entrance sign/structure <input checked="" type="checkbox"/> Street maintenance <input checked="" type="checkbox"/> Common ground <input type="checkbox"/> snow removal specific to dwelling <input checked="" type="checkbox"/> snow removal common area <input checked="" type="checkbox"/> landscaping of common area <input type="checkbox"/> landscaping specific to dwelling <input type="checkbox"/> reception facility <input type="checkbox"/> clubhouse <input type="checkbox"/> pool <input type="checkbox"/> tennis court <input type="checkbox"/> exercise area <input type="checkbox"/> water <input type="checkbox"/> sewer <input type="checkbox"/> trash removal <input type="checkbox"/> doorman <input type="checkbox"/> cooling <input type="checkbox"/> heating <input type="checkbox"/> security <input type="checkbox"/> elevator <input type="checkbox"/> some insurance <input type="checkbox"/> real estate taxes <input type="checkbox"/> other common facility _____ <input type="checkbox"/> assigned parking space(s): how many _____ identified as _____ <input type="checkbox"/> other specific item(s): _____ <input type="checkbox"/> Dwelling exterior maintenance covered by Assessment: _____			

UNK=Unknown

Initials BUYER and SELLER acknowledge they have read this page

	YES	NO	UNK
32 Are you aware of any existing or proposed special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
33 Are you aware of any special taxes and/or district improvement assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
34 Are you aware of any condition or claim which may cause an increase in assessment or fees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
35 Are you aware of any material defects in any common or other shared elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
36 Are you aware of any existing indentures/restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
37 Are you aware of any violation of the indentures/restrictions by yourself or by others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
38 Is there a recorded shared driveway/street/road maintenance agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
39 Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
40 Please explain any "Yes" answers you gave in this section:	PERSONAL DRIVEWAY NOT MAINTAINED		
<b>UTILITIES</b>			
Services	Current Provider	Phone #	Avg Monthly Cost
41 Propane		<input type="checkbox"/> Owned <input type="checkbox"/> Leased	
42 Gas	Amica Spire	800-857-4173	\$ 120
43 Electric	Amica	800-552-7583	\$ 225
44 Water	American Water	800-430-0820	\$ 100
45 Sewer	Republic Services	636-917-5959	\$ 35
46 Trash			
47 Recycle	MSD	314-708-6260	\$ 75
48 Internet	Spectrum	800-914-2063	\$ 115
49 Phone	NYC		
<b>HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS</b>			
Type of Heating Equipment:			
50 Zone 1: Age 1999 Brand YORK	<input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Radiant <input type="checkbox"/> Baseboard <input type="checkbox"/> Geo-Thermal <input type="checkbox"/> Other		
51 Zone 2: Age 2010 Brand CAMMEL	<input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Heat Pump <input type="checkbox"/> Radiant <input type="checkbox"/> Baseboard <input type="checkbox"/> Geo-Thermal <input type="checkbox"/> Other		
Fuel Source of Heating Equipment:			
52 Zone 1:	<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Solar <input type="checkbox"/> Other		
53 Zone 2:	<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Solar <input type="checkbox"/> Other		
Type of Air Conditioner:			
54 Zone 1: Age 1999 Brand YORK	<input checked="" type="checkbox"/> Central Electric <input type="checkbox"/> Central Gas <input type="checkbox"/> Window/Wall (# of Units: ) <input type="checkbox"/> Other		
55 Zone 2: Age 2010 Brand CAMMEL	<input checked="" type="checkbox"/> Central Electric <input type="checkbox"/> Central Gas <input type="checkbox"/> Window/Wall (# of Units: ) <input type="checkbox"/> Other		
	YES	NO	UNK
56 Are you aware of any problems or issues with any part of the HVAC system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
57 Do you have any existing maintenance agreements in place?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
58 Are any areas of the home not covered by central heating /cooling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
59 With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost:	CLEAN & COMBUST EXT. UNITS APRIL 2025		
60 Please explain any "Yes" or "Other" answers you gave in this section:			
<b>FIREPLACE(S)</b>			
61 Location 1: Room: FAM ROOM	Functional and properly vented?		
Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
62 Location 2: Room:	Functional and properly vented?		
Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
63 Location 3: Room:	Functional and properly vented?		
Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
64 Are you aware of any problems or repairs needed with any item in this section?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
65 Please explain any "Yes" or "No" answers you gave in this section:			
<b>PLUMBING SYSTEM, FIXTURES AND EQUIPMENT</b>			
66 Plumbing System: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> PVC <input type="checkbox"/> PEX <input type="checkbox"/> Galvanized <input type="checkbox"/> Other:			
67 Water Heater 1: Age: Location: BASEMENT Tank Size: 75 G	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other		
68 Water Heater 2: Age: Location: Tank Size:	<input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other		

	YES	NO	UNK
69 Does the property have an ice-maker supply line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
70 Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
71 Are you aware of any problems or repairs needed in the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
72 Does property have a Swimming Pool/Spa/Hot Tub? (If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
73 Please explain any "Yes" or "Other" answers you gave in this section:  ICE MAKER (1-1st FLOOR, 2-BASMENT) + POOL + IRRIGATION SYS WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)			
74 What is the source of your drinking water? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Other			
75 If well, when was the water last tested? Is test documented? <input type="checkbox"/> Yes or <input type="checkbox"/> No. If yes, please provide documentation.			
76 Do you have a water softener? <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No. If yes, is it <input type="checkbox"/> Owned or <input type="checkbox"/> Leased. If leased, provide lessor and cost below.			
	YES	NO	UNK
77 Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
78 Please explain any "Yes" answers you gave in this section and water softener lease information if applicable:			
SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)			
79 What is the type of sewerage system to which the house is connected? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Septic <input type="checkbox"/> Aerator <input type="checkbox"/> Other If Other, please explain:			
80 If septic/aerator, when was system last serviced?			
	YES	NO	UNK
81 Is there a sewerage lift system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
82 Is there a sewerage grinder system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
83 Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
84 Please explain any "Yes" answers you gave in this section:			
ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)			
Type of Service Panel(s):			
85 Panel 1: Amps Brand <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
86 Panel 2: Amps Brand <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
87 Panel 3: Amps Brand <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
Type of Wiring:			
88 Panel 1: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
89 Panel 2: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
90 Panel 3: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
	YES	NO	UNK
91 Are you aware of any problems or repairs needed in the electrical system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
92 Are you aware of any of the panels in services in the property being subject to recall or otherwise out of date?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
93 Please explain any "Yes" answers you gave in this section:			
CONSTRUCTION			
94 The property was originally constructed in: 1999. Seller has occupied property from 2019 to 2025.			
95 List all significant additions, modifications, renovations, & alterations to the property during your ownership below:  See attached list of work completed between 2019 and 2025			
	YES	NO	UNK
96 Were required permits obtained for the work described above?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
97 Please explain any "No" answers you gave in this section:			

UNK=Unknown

Initials BUYER and SELLER acknowledge they have read this page

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# **FOUNDATION**

98	Type of Foundation:	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Cinder Block	<input type="checkbox"/> Stone	<input type="checkbox"/> Wood	<input type="checkbox"/> Other:			
							YES	NO	UNK
99	Are you aware of any problems or issues with foundation?						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
101	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
103	Are you aware of any repairs to any of the building elements listed above?						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104	Were required permits obtained for any repairs described above?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
105	Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person/company who did the repair or control effort:								
<b>BASEMENT AND CRAWL SPACE (Complete only if applicable)</b>							YES	NO	UNK
106	Is the home equipped with a sump pit?						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
107	Is the home equipped with a sump pump?						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
108	Are you aware of any issues with sump pit(s) & pump(s)?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
109	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
110	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
111	Please explain any "Yes" answers you gave in this section:								
<p align="center"><b>SWMP PUMP &amp; PIT IN BASEMENT</b></p>									
<b>ROOF, GUTTERS AND DOWNSPOUTS</b>							YES	NO	UNK
112	What is the approximate age of the roof? <b>NEW</b> Is it documented? If yes, please provide documentation.						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
113	Are you aware of any active leaks to the roof?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
114	Has the roof ever leaked during your ownership?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
115	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
116	Are you aware of any problems with the roof, gutters or downspouts?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
117	Does the property have multiple layers of roofing currently installed on any portion of the property?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
118	Please explain any "Yes" answers you gave in this section and attach any documentation:								
<p align="center"><b>NEW ROOF JUNE 2025</b></p>									
<b>PESTS/TERMITES/WOOD DESTROYING INSECTS</b>							YES	NO	UNK
119	Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
120	Are you aware of any uncorrected damage to the property caused by above?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
121	Are you aware of any control reports for the property?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
122	Are you aware of any control treatments to the property?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
123	Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when does it expire and what is the renewal costs?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
124	Please explain any "Yes" answers you gave in this section:								
<b>SOIL AND DRAINAGE</b>							YES	NO	UNK
125	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
126	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 Agreement with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable pavement)						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
129	Please explain any "Yes" answers you gave in this section:								

UNK=Unknown

Initials BUYER and SELLER acknowledge they have read this page

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**ADDITIONAL COMMENTS**166  
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Seller attaches the following document(s): \_\_\_\_\_

**SELLER'S ACKNOWLEDGEMENT:**

Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective Buyers.

SELLER SIGNATURE

DATE

SELLER SIGNATURE

DATE

LEON STEINFELD

Seller Printed Name

Rachel Steinfeld

Seller Printed Name

**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

## 1431 Westhampton View Lane

2020

Paint entire house, sand and stain all hardwood on 1<sup>st</sup> 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

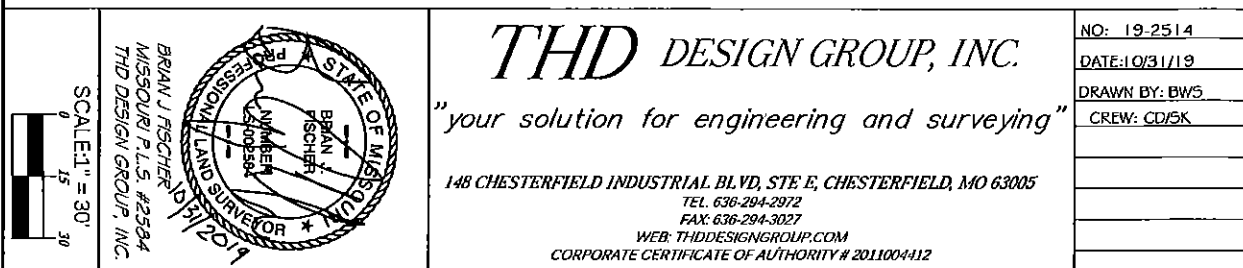
2024

Family Room: Blue/Gray feature wall

Pool: New Heater

2025

Exterior: Aluminum Fascia, new roof



Form # 2180

01/20

**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)

1 To be completed by SELLER concerning 1431 Westhampton View Ln, Wildwood, MO 63005 (Property Address)

2 **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.  
 3 If one of these is being underutilized, it may falsely appear to be problem free. If it is more heavily utilized, problems may  
 4 surface that were previously now known or detectable. These problems may not be discovered by a pool/spa/pond/lake  
 5 inspection.

6 **POOL**

7 (A) General Information: (Give closest approximation that is known)

8 (1) Age Unknown (2) Shape Rectangle (3) Size (length x width) 22'X40' (4) Depth 4' (avg.) (5) Volume (gallons) 25,000

9 (6) Type:

10 Above ground (please check the following that apply) ☐ Vinyl liner ☐ Other \_\_\_\_\_11 In ground (please check the following that apply) ☐ Concrete ☐ Stainless ☐ Gunite ☐ Fiberglass ☒ Vinyl liner12 ☐ Other \_\_\_\_\_13 (7) Pool Builder Unknown14 (8) Type of chemical sanitizer ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☒ Saltwater15 ☐ Other \_\_\_\_\_16 (9) Pool service provider Florida Pool and Spa Last serviced March 10, 2025 (date)17 (10) Last opened by Florida Pool and Spa Last closed by Florida Pool and Spa18 (11) Age of heater 1 year Heating source Natural Gas (12) Age of pump Unknown19 (13) Age of filter Unknown Type of filter ☒ Sand ☐ DE ☐ Other \_\_\_\_\_

20 Additional comments/information:

21 \_\_\_\_\_

22 \_\_\_\_\_

23 \_\_\_\_\_

24 (B) Visual Components: Specify if any repairs have been performed during your ownership on the visual components (including,  
 25 but not limited to the following):

26 Tile and grouting, coping, interior finish, caulking/expansion joints and deck

27 New pool liner installed - May 2022

28 \_\_\_\_\_

29 \_\_\_\_\_

30 (C) Deck Equipment: Specify if any repairs have been performed during your ownership on the deck equipment (including,  
 31 but not limited to the following):

32 Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers

33 New LED lights installed - May 2023

34 \_\_\_\_\_

35 \_\_\_\_\_

36 (D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical  
 37 equipment (including, but not limited to the following):

38 New Salt Cell installed - May 202339 New Pool Heater installed - May 2024

40 \_\_\_\_\_

41 \_\_\_\_\_

41 (E) Leaks and/or Defects:

42 (1) Are you aware of any leaks in the pool or pool components ☐ Yes ☒ No43 (2) Are you aware of any defects relating to the pool or to any of the pool components ☐ Yes ☒ No

44 Explain any "Yes" answers in this section:

45 \_\_\_\_\_

46 \_\_\_\_\_

47 \_\_\_\_\_

48 \_\_\_\_\_

**SPA****General Information: (Give closest approximation that is known)**

- (1) Age \_\_\_\_\_ (2) Volume (gallons) \_\_\_\_\_ (3) Manufacturer \_\_\_\_\_ (4) Construction \_\_\_\_\_  
 (5) Type of chemical sanitizer ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☐ Other \_\_\_\_\_  
 (6) Spa service provider \_\_\_\_\_ Last serviced \_\_\_\_\_ (date) \_\_\_\_\_  
 (7) Age of heater \_\_\_\_\_ Heat Source \_\_\_\_\_  
 (8) Age of pump \_\_\_\_\_ (9) Age of filter \_\_\_\_\_ (10) Number of jets \_\_\_\_\_  
 (11) Specify if any repairs have been performed during your ownership on spa equipment (including, but not limited to the items above) \_\_\_\_\_  
 \_\_\_\_\_  
 (12) Are you aware of any defects ☐ Yes ☐ No If Yes, please explain \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**PONDS and LAKES****General Information: (Give the closest approximation that is known)**

- (1) Number of Ponds/Lakes \_\_\_\_\_ (2) Age \_\_\_\_\_ (3) Depth \_\_\_\_\_ (4) Size (e.g. gallons, acreage) \_\_\_\_\_  
 (5) Type ☐ Natural ☐ Artificial  
 (6) Construction ☐ Concrete ☐ Plastic ☐ Other \_\_\_\_\_  
 (7) Water source \_\_\_\_\_  
 (8) Does any sewage run into the Pond/Lake ☐ Yes ☐ No  
 (9) Is the Pond/Lake shared ☐ Yes ☐ No  
 (10) Is the Pond/Lake stocked ☐ Yes ☐ No  
 (11) Pond service provider \_\_\_\_\_ Last serviced \_\_\_\_\_ (date) \_\_\_\_\_  
 (12) If heated, age of heater \_\_\_\_\_ Heat Source \_\_\_\_\_  
 (13) Is there a pump ☐ Yes ☐ No Age of pump \_\_\_\_\_  
 (14) Have any chemicals been added ☐ Yes ☐ No  
 (15) Is there a filtration system ☐ Yes ☐ No Age of filter \_\_\_\_\_  
 (16) Is there an overflow system ☐ Yes ☐ No  
 (17) If there is an overflow system, does overflow run onto adjoining properties ☐ Yes ☐ No  
 (18) Are there any leaks ☐ Yes ☐ No  
 (19) Is there a fountain(s) ☐ Yes ☐ No  
 (20) Have any repairs been performed during your ownership on the Pond/Lake or any component of the Pond/Lake  
☐ Yes ☐ No  
 (21) Are you aware of any defects ☐ Yes ☐ No

Explanation of any "Yes" answers (8-10, 14-18, 20 and 21 above):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SELLER'S ACKNOWLEDGEMENT** Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge. Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and their licensees to furnish a copy of this statement to prospective buyers.

*Leon G. Steinfeld, III, trustee*

07/18/2025

*Rachel W. Steinfeld, trustee*

07/18/2025

**SELLER SIGNATURE****DATE**

Leon G. Steinfeld, III, trustee for The Steinfeld Family  
 Revocable Trust Dated April 22, 2022

**SELLER SIGNATURE****DATE**

Rachel W. Steinfeld, trustee for The Steinfeld Family Revocable  
 Trust Dated April 22, 2022

Seller Printed Name

Seller Printed Name

**BUYER'S ACKNOWLEDGEMENT** Buyer acknowledges having received and read this Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement. Buyer understands that the information in this addendum is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Pool/Spa/Pond/Lake Addendum to 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 Printed Name

**BUYER SIGNATURE****DATE**

Buyer Printed Name

Form # 2049

07/25

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

PROPERTY: 1431 Westhampton View Ln, Wildwood, MO 63005

**Lead Warning Statement**

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

**Seller's Disclosure**

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

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(b) Records and reports available to Seller (check one below):

☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list all documents below):

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Buyer's Acknowledgment (initial appropriate blanks)**

\_\_\_\_\_ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

\_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

Buyer has (check one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

MM Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(To be completed by listing agent or if not listed, agent assisting Buyer.)

**Certification of Accuracy**

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

\_\_\_\_\_  
BUYER SIGNATURE DATE

\_\_\_\_\_  
Buyer Printed Name

\_\_\_\_\_  
BUYER SIGNATURE DATE

\_\_\_\_\_  
Buyer Printed Name

\_\_\_\_\_  
BUYER'S AGENT SIGNATURE DATE

\_\_\_\_\_  
Buyer's Agent Printed Name

\_\_\_\_\_  
SELLER SIGNATURE DATE

\_\_\_\_\_  
Seller Printed Name

\_\_\_\_\_  
SELLER SIGNATURE DATE

\_\_\_\_\_  
Seller Printed Name

\_\_\_\_\_  
LISTING AGENT SIGNATURE DATE

\_\_\_\_\_  
Matthew Muren

\_\_\_\_\_  
Listing Agent Printed Name

(NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)