

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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Approved by Counsel for St. Louis REALTORS®

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Form # 2091 01/20

SELLER'S DISCLOSURE STATEMENT

1 To be completed by **SELLER** concerning 504 W 5th Street (Property Address) located
 2 in the municipality of Washington (if incorporated), County of Franklin, Missouri.

3 **Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect**
 4 **Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property**
 5 **being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot**
 6 **guarantee the accuracy of the information in this form.**

7 **TO SELLER:** Your truthful disclosure of the condition of your property gives you the best protection against future charges
 8 that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for
 9 methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to
 10 your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some
 11 persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to
 12 achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences,
 13 even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all
 14 aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property,
 15 impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at
 16 the end of this form to describe that condition.

17 **TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY**
 18 **CONTRACT BETWEEN BUYER AND SELLER.** If you sign a contract to purchase the property, that contract, and not this
 19 disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment
 20 included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure
 21 that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the
 22 Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of
 23 the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements,
 24 products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed.
 25 Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price
 26 or you should make the correction of these conditions by the Seller a requirement of the sale contract.

SUBDIVISION, CONDOMINIUM, VILLA, CO-OP OR OTHER SHARED COST DEVELOPMENT (if applicable)

- (a) Development Name none Phone _____
- (b) Contact N/A Phone _____
- 30 Type of Property: (check all that apply) Single-Family Residence Multi-Family Condominium Townhome
 Villa Co-Op
- (c) Mandatory Assessment: # _____ \$ _____ per: month quarter half-year year
 33 Mandatory Assessment: # _____ \$ _____ per: month quarter half-year year
- (d) Mandatory Assessment(s) include:
 entrance sign/structure street maintenance common ground snow removal of common area
 snow removal specific to this dwelling landscaping of common area landscaping specific to this dwelling
 clubhouse pool tennis court exercise area reception facility water sewer trash removal
 doorman cooling heating security elevator other common facility
 assigned parking space(s): how many _____ identified as _____ some insurance real estate taxes
 other specific item(s): _____
- (e) Exterior Maintenance of this dwelling covered by Assessment: _____
- (f) Are you aware of any existing or proposed special assessments? Yes No
 45 (g) Are you aware of any special taxes and/or district improvement assessments? Yes No
 (h) Are you aware of any condition or claim which may cause an increase in assessment or fees? Yes No
 47 (i) Are you aware of any material defects in any common or other shared elements? Yes No
 (j) Are you aware of any existing indentures/restrictive covenants? Yes No
 49 (k) Are you aware of any violation of the indentures/restrictions by yourself or by others? Yes No
 (l) Is there a recorded street/road maintenance agreement? Yes No
 51 (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: _____

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53 **UTILITIES**54 **Utility**Current Provider

55 Gas/Propane: Spire _____ if Propane, is tank Owned Leased
 56 Electric: Ameren MO _____
 57 Water: City _____
 58 Sewer: City _____
 59 Trash: City _____
 60 Recycle: City _____
 61 Internet: Tmobile _____
 62 Phone: N/A _____

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

- 63 (a) Heating Equipment: Forced Air Hot Water Radiators Steam Radiators Radiant Baseboard
 64 (b) Source of heating: Electric Natural Gas Propane Fuel Oil Other _____
 65 (c) Type of air conditioning: Central Electric Central Gas Window/Wall (Number of window units _____)
 66 (d) Areas of house not served by central heating/cooling: 2nd and 3rd floors have split units in each room _____
 67 (e) Additional: Humidifier Electronic Air Filter Media Filter Attic Fan Other: ceiling fans in all rooms but hostel _____
 68 (f) Are you aware of any problems or repairs needed with any item in this section? Yes No If "Yes", please explain _____
 70 (g) Other details: _____

FIREPLACE(S)

- 72 (a) Type of fireplace: Wood Burning Vented Gas Logs Vent Free Gas Logs Wood Burning Stove Natural Gas Propane
 73 (b) Type of flues/venting:
 Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) _____ Location(s) _____
 74 Non-Functional: Number of fireplace(s) _____ Location(s) _____ Please explain _____
 75 (c) Are you aware of any problems or repairs needed with any item in this section? Yes No If "Yes", please explain N/A _____

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

- 79 (a) Water Heater: Electric Natural Gas Propane Tankless Other: 3 water heater and reservoir to assure ample hot water _____
 80 (b) Ice maker supply line: Yes No _____
 81 (c) Jet Tub: Yes No _____
 82 (d) Swimming Pool/Spa/Hot Tub: Yes No _____
 83 (e) (If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
 84 (f) Lawn Sprinkler System: Yes No If yes, date of last backflow device inspection certificate: _____
 85 (g) Are you aware of any problems or repairs needed in the plumbing system? Yes No If "Yes", please explain _____

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

- 88 (a) What is the source of your drinking water? Public Community Well Other(explain) _____
 89 (b) If Public, identify the utility company: City _____
 90 (c) Do you have a softener, filter or other purification system? Yes No Owned Leased/Lease Information _____
 91 (d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box? Yes No If "Yes", please explain _____

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

- 94 (a) What is the type of sewerage system to which the house is connected? Public Private Septic Aerator Other
 95 If "Other" please explain _____
 96 (b) Is there a sewerage lift system? Yes No If "Yes", is it in good working condition? Yes No _____
 97 (c) When was the septic/aerator system last serviced? _____
 98 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? Yes No
 99 If "Yes", please explain _____

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

- 101 (a) Electrical Appliances and Equipment: Electric Stove/Range/Cook top Oven Built-in Microwave Oven
 Dishwasher Garbage Disposal Trash Compactor Wired smoke alarms Electric dryer (hook up)
 Ceiling Fan(s) Intercom System Central Vacuum System Other _____
 103 (b) Gas Appliances & Equipment: Natural Gas Propane
 Oven Gas Stove/Range/Cook top Exterior Lights Barbecue Water heater Tankless Water Heater
 Gas dryer (hook up) Other _____
 105 (c) Other Equipment: TV Antenna Cable Wiring Phone Wiring Network/Data Wiring
 Electric Garage Door Opener(s) Number of controls 2 _____
 Security Alarm System Owned Leased /Lease information: _____

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111 Satellite Dish Owned Leased/LeaseInformation: _____
 112 Electronic Pet Fence System Number of Collars: _____ Other: _____
 113 (d) Are you aware of any items in this section in need of repair or replacement? Yes No If "Yes", please explain _____
 114

115 ELECTRICAL

116 Type of service panel: Fuses Circuit Breakers Other: _____
 117 (a) Type of wiring: Copper Aluminum Knob and Tube Unknown
 118 (b) Are you aware of any problems or repairs needed in the electrical system? Yes No If "Yes", please explain _____
 119

120 ROOF, GUTTERS AND DOWNSPOUTS

121 (a) What is the approximate age of the roof? 9 _____ Years. Documented? Yes No
 122 (b) Has the roof ever leaked during your ownership? Yes No If "Yes" please explain _____
 123
 124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership? Yes No If "Yes",
 125 please explain flat roof over main floor bedroom replaced in 2022
 126 (d) Are you aware of any problems with the roof, gutters or downspouts? Yes No If "Yes", please explain _____
 127

128 CONSTRUCTION

129 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,
 130 decks/porches or other load bearing components? Yes No If "Yes" please describe in detail _____
 131
 132 (b) Are you aware of any repairs to any of the building elements listed in (a) above? Yes No If "Yes", please describe the
 133 location, extent, date and name of the person/company who did the repair or control effort flat roof over main bedroom
 134 replaced in 2022 by Shingle Tech 516 W 5th St.
 135 (c) Are you aware that any of the work in (b) above was completed without required permits? Yes No
 136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: Historic
 137 renovation in 2017-2018, sanctioned and approved by the state of MO
 138 (e) Were required permits obtained for the work in (d) above? Yes No

139 BASEMENT AND CRAWL SPACE (Complete only if applicable)

140 (a) Sump pit Sump pit and pump
 141 (b) Type of foundation: Concrete Stone Cinder Block Wood
 142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space? Yes No If "Yes", please
 143 describe in detail protective DryLok painted on portions of the basement walls 2021, 2023, 2025
 144
 145 (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
 146 Yes No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control
 147 effort _____
 148
 149

150 PESTS OR TERMITES/WOOD DESTROYING INSECTS

151 (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements? Yes No
 152 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects? Yes No
 153 (c) Is your property currently under a warranty contract by a licensed pest/termite control company? Yes No
 154 (d) Are you aware of any pest/termite control reports for the property? Yes No
 155 (e) Are you aware of any pest/termite control treatments to the property? Yes No
 156 (f) Please explain any "Yes" answers you gave in this section _____
 157

158 SOIL AND DRAINAGE

159 (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? Yes No
 160 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the
 161 property? Yes No
 162 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect
 163 the property? Yes No
 164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private
 165 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,
 166 e.g. retention ponds, rain gardens, sand filters, permeable pavement) Yes No
 167 (e) Please explain any "Yes" answers you gave in this section _____
 168

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169 **HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

- 170 (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
171 Paint and/or Lead-Based Paint Hazards, form #2049.)
 172 (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? Yes No
 173 (2) Are you aware if it has ever been covered or removed? Yes No
 174 (3) Are you aware if the property has been tested for lead? Yes No If "Yes", please give date performed, type of test and test
175 results _____
 176 (4) Please explain any "Yes" answers you gave in this section _____
- 178 (b) Asbestos Materials
 179 (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,
180 pipe wrap, etc.? Yes No
 181 (2) Are you aware of any asbestos material that has been encapsulated or removed? Yes No
 182 (3) Are you aware if the property has been tested for the presence of asbestos? Yes No If "Yes", please give date performed,
183 type of test and test results _____
 184 (4) Please explain any "Yes" answers you gave in this section _____
- 186 (c) Mold
 187 (1) Are you aware of the presence of any mold on the property? Yes No
 188 (2) Are you aware of anything with mold on the property that has ever been covered or removed? Yes No
 189 (3) Are you aware if the property has ever been tested for the presence of mold? Yes No If "Yes", please give date performed,
190 type of test and test results _____
 191 (4) Please explain any "Yes" answers you gave in this section _____
- 193 (d) Radon
 194 (1) Are you aware if the property has been tested for radon gas? Yes No If "Yes", please give date performed, type of test
195 and test results 03.18.16 48h monitor test. Result: pass
 196 (2) Are you aware if the property has ever been mitigated for radon gas? Yes No If "Yes", please provide the date and name
197 of the person/company who did the mitigation _____
- 198 (e) Methamphetamine
 199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
 201 Yes No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain
202 _____
- 203 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)
 204 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? Yes No
 205 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such
206 information.
 207
- 208 **Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**
- 209 (g) Radioactive or Hazardous Materials
 210 Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
211 material or other hazardous material? Yes No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge
212 in writing. Please provide such information, including a copy of such report, if available.
 213
- 214 (h) Other Environmental Concerns
 215 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),
216 electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? Yes No If "Yes", please
217 explain
218
- 219 **SURVEY AND ZONING**
- 220 (a) Are you aware of any shared or common features with adjoining properties? Yes No
 221 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? Yes No
 222 (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? Yes No
 223 (d) Do you have a survey of the property? Yes No (If "Yes", please attach) Does it include all existing improvements on the
224 property? Yes No
 225 (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Yes No
 226 (f) Please explain any "Yes" answers you gave in this section _____

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228 **INSURANCE**

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

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 115 _____ years. The Seller has occupied the property from 8/25/2016 _____ to _____.
 236 (b) Has the property been continuously occupied during the last twelve months? Yes No If "No", please explain _____
 237 _____
 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or
 239 any other required governmental authority? Yes No If "Yes", please explain _____
 240 _____
 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? Yes No If "Yes", please
 242 explain _____
 243 (e) Is the property designated as a historical home or located in a historic district? Yes No If "Yes", please explain Historic
 244 home in the Stafford-Olive District
 245 (f) Is property tax abated? Yes No Expiration date _____ Attach documentation from taxing authority.
 246 (g) Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain 3 indoor cats
 247 _____
 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes No (If "Yes", please attach)
 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Yes No
 250 (j) Are you aware if carpet has been laid over a damaged wood floor? Yes No
 251 (k) Are you aware of any existing or threatened legal action affecting the property? Yes No
 252 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Yes No
 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____
 254 _____

255 **Additional Comments:**

256 _____
 257 _____
 258 _____
 259 _____
 260 _____

261 Seller attaches the following document(s): _____

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262 **SELLER'S ACKNOWLEDGEMENT:**

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

<i>Kurt Hoefel, member</i>	dotloop verified 07/20/25 4:34 PM CDT QXXR-BN8Q-OQTZ-2QZN
SELLER SIGNATURE	DATE
Seller Printed Name	

<i>Margaret D. Hoefel, member</i>	dotloop verified 07/20/25 4:30 PM CDT MEKW-JSWW-MDXS-TXDI
SELLER SIGNATURE	DATE
Margaret D. Hoefel Seller Printed Name	

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker
275 is not an expert at detecting or repairing physical defects in property.

BUYER SIGNATURE	DATE
Buyer Printed Name	

BUYER SIGNATURE	DATE
Buyer Printed Name	