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 **52220889**

	SELLER'S DISCLOSURE STATEMENT	
Property Address : _	4415 South Compton Ave., St. Louis, MO 63111-1225	

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	YES	NO	UNK		
Is there a residential dwelling on the property 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	X				
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.					
METHAMPHETAMINE	YES	NO	UNK		
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		X			
thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.					
Please explain any "Yes" answers you gave in this section:					
WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)			UNK		
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.					

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UNK=Unknown	/ Initials BUYER and	SELLER acknowledge they have read this page/_	
	BUYER BUYER	SELLER	SELLER

Please explain any "Yes" answers you gave in this section:						
RADIOACTIVE OR HAZARDOUS MATERIALS	YES	NO	UNK			
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 brounded in writing. Places provide such information, including a copy of such report, if qualible		×				
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:						
ADDITIONAL DISCLOSURES						
Lead-Based Paint	YES	NO	UNK			
Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?		X				
Are you aware if it has ever been covered or removed?		X				
Are you aware if the property has been tested for lead?		X				
Please explain any "Yes" answers you gave in this section including test date, type of test and results:		•				
Trease explain any Test and were you gave in this section increasing test date, type of test and results.						
Radon	YES	NO	UNK			
Are you aware if the property has been tested for radon gas?		X				
Are you aware if the property has ever been mitigated for radon gas?		X				
Please explain any "Yes" answers you gave in this section:		•				
Trease explain any Test and wells you gave in this section.						
Mold	YES	NO	UNK			
Are you aware of the presence of any mold on the property?		X				
Are you aware of anything with mold on the property that has ever been covered or removed?		X				
Are you aware if the property has ever been tested for the presence of mold?		X				
Please explain any "Yes" answers you gave in this section:		_				
rease explain any les answers you gave in this section.						
Asbestos Materials	YES	NO	UNK			
Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation,			01,111			
ceiling, flooring, pipe wrap, etc.?		X				
Are you aware of any asbestos material that has been encapsulated or removed?		X	П			
Are you aware if the property has been tested for the presence of asbestos?		X				
Please explain any "Yes" answers you gave in this section:						
Trease explain any Tes answers you gave in this section.						
Other Environmental Concerns	YES	NO	UNK			
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,		X				
etc.?		•				
Please explain any "Yes" answers you gave in this section:						
SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT	(if ap	plicab	le)			
Development Name						
Contact Name Phone #	-					
Type of Property (check all that apply) Single Family Multi-Family Condominium Townhome	□ Vi	lla 🗆	Co-op			
Mandatory Assessment #1 \$ per \[Monthly \] Quarterly \[Semi-Annual \]	Ann		Other			
Mandatory Assessment #2 \$ per \[Monthly \] Quarterly \[Semi-Annual \]	Ann		Other			
Mandatory Assessment(s) include:	2 11111	uui	Other			
□ entrance sign/structure □ street maintenance □ common ground □ snow removal specific to dwelling						
snow removal common area landscaping of common area landscaping specific to dwelling reception facility						
□ clubhouse □ pool □ tennis court □ exercise area □ water □ sewer □ trash removal □ doorman □ cooling □ heating						
□ clubhouse □ pool □ tennis court □ exercise area □ water □ sewer □ trash removal □ doorman □ cooling □ heating □ security □ elevator □ some insurance □ real estate taxes □ other common facility □						
other specific item(s):						

				YES	NO	UNK
Ara vali aviara	of any oxisting or proposed special assessments?			IES	X	UNK
Are you aware of any existing or proposed special assessments?						
	of any special taxes and/or district improvement ass		2 0		X	
	of any condition or claim which may cause an incre		ees?		X	
	of any material defects in any common or other sha	red elements?			X	
	of any existing indentures/restrictive covenants?				X	
	of any violation of the indentures/restrictions by you	urself or by others?			X	
	ded driveway/street/road maintenance agreement?					X
	way/street/road that is not maintained by city or cou	nty? If so, please exp	lain in description.			X
Please explain	any "Yes" answers you gave in this section:					
	UTILI	TIES				
Services	Current Provider	Phone #		A	vg Mo	_
		1 110110 !!			Co	st
Propane			☐ Owned ☐ Lease	d		
Gas	Spire					
Electric	Ameren					
Water	STL Citv					
Sewer	STL Citv					
Trash	STL City					
Recycle	STL City					
Internet	Spectrum					
Phone	Spectrum					
Thone	HEATING, VENTILATION AND O	COOLING ("HVAC	") SVSTFMS			
Type of Heating		COOLING (IIVAC	JOIDIEMS			
		Heat Pump Radia	ant 🗆 Baseboard 🗆 Ge	eo-Ther	-mal 🗆	Other
	<7 Brand Unknown Forced Air	Heat Pump Radia	ant 🗌 Baseboard 🗎 Ge	eo-Ther	mai _	Other
	Heating Equipment:		- F 10'1 - C 1).1	
Zone 1:	Gas X Natural Gas	☐ Electric ☐ Propa			Other	
Zone 2:	Gas X Natural Gas	☐ Electric ☐ Propa	ne 🗌 Fuel Oil 🗌 Sola	ar 🗆 (Other	
Type of Air Conditioner:						
			Window/Wall (# of Un			Other
Zone 2: Age	<7 Brand Unknown ★ Central Electrical Control Cont	ric Central Gas	Window/Wall (# of Un			Other
				YES	NO X	UNK
Are you aware of any problems or issues with any part of the HVAC system?						
	y existing maintenance agreements in place?				X	
	of the home not covered by central heating /cooling?				X	
	o the last service/repair made to the HVAC syste	em, please describe i	n detail the scope of w	vork, d	ate, na	ame of
person/compa	ny who did the work and cost:	- (!= F=! - (000.4				
General insp	ection done by Deca Property managemer	nt in Fall of 2024.				
Please explain	any "Yes" or "Other" answers you gave in this secti	on:				
	FIREPLAC	E(S)		YES	NO	UNK
Location 1: Re	oom: 1F Living Room	Functiona	l and properly vented?		X	
Ty	rpe: Wood Burning Gas Logs Natural Ga	as 🗆 Propane 🗆 UN	IK .		^	
Location 2: Re	oom: 2F Living Room	Functiona	l and properly vented?		~	
Ty	pe: ☐ Wood Burning ☐ Gas Logs ☐ Natural Ga				×	
Location 3: Re			l and properly vented?	_		
	pe: ☐ Wood Burning ☐ Gas Logs ☐ Natural Ga					
Are vou aware	of any problems or repairs needed with any item in			П		П
	any "Yes" or "No" answers you gave in this section:					
- 12000 emplain		•				
PLUMBING SYSTEM, FIXTURES AND EQUIPMENT						
Plumbing System: ☐ Copper X PVC X PEX ☐ Galvanized ☐ Other:						
Water Heater 1: Age: <7 Location: Basement Tank Size: Unk						
Water Heater 2			Electric Propane	Tank		Other
water neater Z	: Age: <7 Location: Basement Tank Size:	Unk 🗶 Gas 🗆	Licenie Fropane	I alik	1622	Other

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BUYER BUYER

BUYER SELLER

	YES	NO	UNK
Does the property have an ice-maker supply line?		X	
Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.		×	
Are you aware of any problems or repairs needed in the plumbing system?		X	
Does property have a Swimming Pool/Spa/Hot Tub? (If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)		X	
Please explain any "Yes" or "Other" answers you gave in this section:			<u> </u>
WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Stat	ement)		
What is the source of your drinking water? ★ Public □ Community □ Well □ Other If well, when was the water last tested? Is test documented? □ Yes or □ No. If yes, please provide	da daar		tion
If well, when was the water last tested? Is test documented? □ Yes or □ No. If yes, please provided provided provided lessor as the state of the s			
Do you have a water soliciter: Tes of a No. If yes, is it to owned of the Leased. If leased, provide tessor at	YES	NO	UNK
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?		×	
Please explain any "Yes" answers you gave in this section and water softener lease information if applicable:			1
SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclo			
What is the type of sewerage system to which the house is connected? ✓ Public □ Private □ Septic □ Ae If Other, please explain:	rator [Othe	r
If septic/aerator, when was system last serviced?			
7.1. 110. 0	YES	NO	UNK
Is there a sewerage lift system?		X	
Is there a sewerage grinder system? Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?		X	
Please explain any "Yes" answers you gave in this section:		^	
riease explain any tes answers you gave in this section.			
ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)			
Type of Service Panel(s):			
Panel 1: Amps Unk Brand Unk Circuit Breakers Fuses Other			
Panel 2: Amps Unk Brand Unk ★ Circuit Breakers □ Fuses □ Other			
Panel 3: Amps Brand Circuit Breakers Fuses Other			
Type of Wiring:			
Panel 1: 1F ☐ Copper ☐ Aluminum ¥ UNK ☐ Other ☐			
Panel 2: 2F ☐ Copper ☐ Aluminum X UNK ☐ Other			
Panel 3:	YES	NO	UNK
A C 11 ' 11' (1 1 () 1 () 0	YES	NO	UNK
Are you aware of any problems or repairs needed in the electrical system? Are you aware of any of the panels in services in the property being subject to recall or otherwise out of date?		X	
Please explain any "Yes" answers you gave in this section:		^	
Trease explain any test allowers you gave in this section.			
CONSTRUCTION			
The property was originally constructed in: 1914 . Seller has occupied property from 2021 to	2023	3 ·	
List all significant additions, modifications, renovations, & alterations to the property during your ownership be			
Full paint throughout, updated kitchen appliances in both units			
	YES	NO	UNK
Ware required required abtained for the vessels described above	ILS		UNK
Were required permits obtained for the work described above?		X	
Please explain any "No" answers you gave in this section: No permits required.			
1.10 politimo roganioa.			

FOUNDATION			
Type of Foundation: X Concrete □ Cinder Block □ Stone □ Wood □ Other:			
	YES	NO	UNK
Are you aware of any problems or issues with foundation?	П	X	
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?		X	
Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space			
or slab?		X	
Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor			
or garage?	×		
		-	
Are you aware of any repairs to any of the building elements listed above?		X	
Were required permits obtained for any repairs described above?		X	
Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person	n/com	pany w	ho did
the repair or control effort:			
Back basement door has cracks around it, never caused any water issues that I am aware of	•		
BASEMENT AND CRAWL SPACE (Complete only if applicable)	YES	NO	UNK
Is the home equipped with a sump pit?		X	П
Is the home equipped with a sump pump?	П	X	
Are you aware of any issues with sump pit(s) & pump(s)?		X	
Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?		X	
		X	
Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or		X	
crawl space?		••	
Please explain any "Yes" answers you gave in this section:			
ROOF, GUTTERS AND DOWNSPOUTS	YES	NO	UNK
What is the approximate age of the roof? 10 Is it documented? If yes, please provide documentation.			X
Are you aware of any active leaks to the roof?			X
Has the roof ever leaked during your ownership?			X
Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?		X	
Are you aware of any problems with the roof, gutters or downspouts?	~		
	X		•
Does the property have multiple layers of roofing currently installed on any portion of the property?			X
Please explain any "Yes" answers you gave in this section and attach any documentation:			
Gutters need replaced			
PESTS/TERMITES/WOOD DESTROYING INSECTS	YES	NO	UNK
Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and			
improvements?	Ш	X	
Are you aware of any uncorrected damage to the property caused by above?		X	
Are you aware of any control reports for the property?		X	
Are you aware of any control treatments to the property?		**	
Are you aware or any control treatments to the property:			
		X	
Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when			
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?		X	
Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when		X	
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?		X	
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? Please explain any "Yes" answers you gave in this section:		x	
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? Please explain any "Yes" answers you gave in this section: SOIL AND DRAINAGE	YES	X X NO	UNK
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? Please explain any "Yes" answers you gave in this section: SOIL AND DRAINAGE Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?		x	
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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? Please explain any "Yes" answers you gave in this section: SOIL AND DRAINAGE Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? 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? 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	YES	X X NO X X	UNK
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? Please explain any "Yes" answers you gave in this section: SOIL AND DRAINAGE Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property? Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property? 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? 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)	YES	NO X X	UNK
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BUYER BUYER

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SURVEY AND ZONING				Y	ES	NO	UNK
Do you have a survey of the property? If yes, please attach.						X	
Does the survey include all existing improvements on the property?						X	
Are you aware of any shared or common features with adjoining prop						X	
Are you aware of any rights of way, unrecorded easements, or encroad						X	
Is any portion of the property located within the 100-year flood hazard						X	
Are you aware of any violations of local, state, or federal laws/regu	lations, in	cluding :	zoning, relating to	the		X	
property?							
Please explain any "Yes" answers you gave in this section:							

INSURANCE			0.00.1.00		ES	NO	UNK
Are you aware of any claims that have been filed for damages to the etc.)						X	
If "Yes," please provide the following information for each claim: dat	e of claim,	descript	tion of claim, repair	s and/o	r re	olacem	ents
completed.	,	г	, _F		,		
1							
APPLIANCES/EQ	UIPMEN	T					
(Seller is not agreeing that all items are being of	fered for s	ale; ma	rk N/A if not appli	cable)			
Range/Stove 1F Gas; 2F Electric; Both same age	□ N/A	Age	2	✗ Gas	S	\Box E	lectric
Oven 1F Gas; 2F Electric; Both same age	□ N/A	Age	2	X Gas	S	□Е	lectric
Cooktop	X N/A	Age		☐ Gas	S	□E	lectric
Outdoor Grill	X N/A	Age		☐ Gas			lectric
Dryer Hookup Yes	□ N/A			☐ Gas			
Built in Microwave	X N/A	Age					
Built in Refrigerator Not built in	□ N/A	Age	2				
Dishwasher	X N/A	Age	_				
Garbage Disposal	X N/A	Age					
Trash Compactor	X N/A	Age					
Electric Pet Fence	X N/A	# of co	ollars				
Gas Powered Exterior Lights	X N/A	# of li					
Security System/Cameras	X N/A			Ow	ned		Leased
	1 **			Y	ES	NO	UNK
Are you aware of any items in this section in need of repair or replace	ment?					X	
Please explain any "Yes" answers you gave in this section:					,	-	
1							
MISCELLANE	OUS			Y	ES	NO	UNK
Has the property been continuously occupied during the last twelve m					X		
Is the property located in an area that requires any compliance	e inspecti	on(s) in	cluding municipali	ity,		X	
conservation, fire district or any other required governmental authority						^	
Is the property located in an area that requires any specific disclosure(s) from the city or county?						X	
Is the property designated as a historical home or located in a historic district?						X	
Is property tax abated? If yes, attach documentation from taxing authority.						X	
Are you aware of any pets having been kept in or on the property?					X		
Is the Buyer being offered a protection plan/home warranty at closing	at Seller's	expense	?			X	
Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?						X	
Are you aware if carpet has been laid over a damaged wood floor?						X	
Are you aware of any existing or threatened legal action affecting the	property?					X	
Are you aware of any consent required of anyone other than the sig		his form	to convey title to	the		V	
property?						X	

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/___Initials BUYER and SELLER acknowledge they have read this page

BUYER BUYER

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FELLER

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	ADDITIONAL	COMMENTS	
Seller attaches the following documen	tt(s):		
SELLER'S ACKNOWLEDGEMEN	VT:		
	ting broker in writing of any	nd that it is complete and accurate to the be changes in the property condition. Seller a yers.	
Aríana Smíth	02/24/2025		
SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
Ariana Smith			
Seller Printed Name		Seller Printed Name	
BUYER'S ACKNOWLEDGEMEN	Γ:		
Disclosure Statement is limited to info this Seller's Disclosure Statement, and	ormation of which Seller has a d any other important informa Service) by an independent, pr	re Statement. Buyer understands that the in actual knowledge. Buyer should verify the ation provided by either Seller or broker (in ofessional investigation of his own. Buyer a y.	information contained in neluding any information
BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE
Buyer Printed Name		Buyer Printed Name	

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