

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. Form #2091 01/19

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SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 2120 Saint Clair Ave., St. Louis, MO 63144 (Property Address) located in the municipality of Brentwood (if incorporated), County of St. Louis, Missouri.

Note: If a Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect the Buyer's decision to buy the property, then the Seller needs to disclose it. This statement will assist a 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 THE 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 a 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 a Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO THE 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.

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

(a) Development Name Park Ridge (b) Contact n/a Phone

Type of Property: (check all that apply) [ ] Single-Family Residence [ ] Multi-Family [ ] Condominium [ ] Townhome [ ] Villa [ ] Co-Op

(c) Mandatory Assessment: #1 \$ per: [ ] month [ ] quarter [ ] half-year [ ] year Mandatory Assessment: #2 \$ 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): [ ] Exterior Maintenance of this dwelling covered by Assessment:

(e) Optional Assessment(s)/Membership(s): Please explain

- (f) Are you aware of any existing or proposed special assessments? [ ] Yes [X] No
(g) Are you aware of any special taxes and/or district improvement assessments? [ ] Yes [X] No
(h) Are you aware of any condition or claim which may cause an increase in assessment or fees? [ ] Yes [X] No
(i) Are you aware of any material defects in any common or other shared elements? [ ] Yes [X] No
(j) Are you aware of any existing indentures/restrictive covenants? [ ] Yes [X] No
(k) Are you aware of any violation of the indentures/restrictions by yourself or by others? [ ] Yes [X] No
(l) Is there a recorded street/road maintenance agreement? [ ] Yes [X] No
(m) Please explain any "yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above

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UTILITIES

Utility

Current Provider

Gas/Propane: Spire if Propane, is tank  Owned  Leased
Electric: Ameren
Water: Missouri American Water
Sewer: MSD
Trash: Brentwood
Recycle:
Internet: AT&T
Phone:

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

- (a) Heating Equipment:  Forced Air  Hot Water Radiators  Steam Radiators  Radiant  Baseboard
(b) Source of heating:  Electric  Natural Gas  Propane  Fuel Oil  Other
(c) Type of air conditioning:  Central Electric  Central Gas  Window/Wall (Number of window units)
(d) Areas of house not served by central heating/cooling:
(e) Additional:  Humidifier  Electronic Air Filter  Media Filter  Attic Fan  Other:
(f) Are you aware of any problems or repairs needed with any item in this section?  Yes  No If "yes", please explain
(g) Other details:

FIREPLACE(S)

- (a) Type of fireplace:  Wood Burning  Vented Gas Logs  Vent Free Gas Logs  Wood Burning Stove  Natural Gas  Propane
(b) Type of flues/venting:
 Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) 1 Location(s) Living Rm
 Non-Functional: Number of fireplace(s) Location(s) Please explain
(c) Are you aware of any problems or repairs needed with any item in this section?  Yes  No If "yes", please explain

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

- (a) Water Heater:  Electric  Natural Gas  Propane  Tankless  Other:
(b) Ice maker supply line:  Yes  No
(c) Jet Tub:  Yes  No
(d) Swimming Pool/Spa/Hot Tub:  Yes  No
(If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
(e) Lawn Sprinkler System:  Yes  No If yes, date of last backflow device inspection certificate:
(f) 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)

- (a) What is the source of your drinking water?  Public  Community  Well  Other(explain)
(b) If Public, identify the utility company: MSD
(c) Do you have a softener, filter or other purification system?  Yes  No  Owned  Leased/Lease Information
(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)

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

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- (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?  Yes  No If "yes", please describe the location, extent, date and name of the person/company who did the repair or control effort

**PESTS OR TERMITES/WOOD DESTROYING INSECTS**

- (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements?  Yes  No
- (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects?  Yes  No
- (c) Is your property currently under a warranty contract by a licensed pest/termite control company?  Yes  No
- (d) Are you aware of any pest/termite control reports for the property?  Yes  No
- (e) Are you aware of any pest/termite control treatments to the property?  Yes  No
- (f) Please explain any "yes" answers you gave in this section spray for Ants & Spiders  
regularly

**SOIL AND DRAINAGE**

- (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?  Yes  No
- (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?  Yes  No
- (c) 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?  Yes  No
- (d) 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
- (e) Please explain any "yes" answers you gave in this section \_\_\_\_\_

**HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

- (a) Lead: (Note: Production of lead based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards, form #2049.)
  - (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?  Yes  No
  - (2) Are you aware if it has ever been covered or removed?  Yes  No
  - (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 results \_\_\_\_\_
  - (4) Please explain any "yes" answers you gave in this section \_\_\_\_\_
- (b) Asbestos Materials
  - (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?  Yes  No
  - (2) Are you aware of any asbestos material that has been encapsulated or removed?  Yes  No
  - (3) Are you aware if the property has been tested for the presence of asbestos?  Yes  No If "yes", please give date performed, type of test and test results \_\_\_\_\_
  - (4) Please explain any "yes" answers you gave in this section \_\_\_\_\_
- (c) Mold
  - (1) Are you aware of the presence of any mold on the property?  Yes  No
  - (2) Are you aware of anything with mold on the property that has ever been covered or removed?  Yes  No
  - (3) Are you aware if the property has ever been tested for the presence of mold?  Yes  No If "yes", please give date performed, type of test and test results \_\_\_\_\_
  - Please explain any "yes" answers you gave in this section \_\_\_\_\_

\_\_\_\_\_  
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(d) Radon

- (1) Are you aware if the property has been tested for radon gas?  Yes  No If "yes", please give date performed, type of test and test results \_\_\_\_\_
- (2) Are you aware if the property has ever been mitigated for radon gas?  Yes  No If "yes", please provide the date and name of the person/company who did the mitigation \_\_\_\_\_

(e) Methamphetamine

Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?  Yes  No If "yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain \_\_\_\_\_

(f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)

Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property?  Yes  No If "yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such information. \_\_\_\_\_

Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.

(g) Radioactive or Hazardous Materials

Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive material or other hazardous material?  Yes  No If "yes", Section 442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available. \_\_\_\_\_

(h) Other Environmental Concerns

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.?  Yes  No If "yes", please explain \_\_\_\_\_

SURVEY AND ZONING

- (a) Are you aware of any shared or common features with adjoining properties?  Yes  No
- (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?  Yes  No
- (c) Is any portion of the property located within the 100 year flood hazard area (flood plain)?  Yes  No
- (d) Do you have a survey of the property?  Yes  No (If "yes", please attach) Does it include all existing improvements on the property?  Yes  No
- (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?  Yes  No
- (f) Please explain any "yes" answers you gave in this section Driveway to adjacent property on the East side is usable by that resident

INSURANCE

Are you aware of any claims that have been filed for damages to the property?  Yes  No If "yes", please provide the following information: date of claim, description of claim, repairs and/or replacements completed Roof & gutters Replaced do to hail Damage 2017

MISCELLANEOUS

- (a) The approximate age of the residence is 78 years. The Seller has occupied the property from 2006 to present.
- (b) Has the property been continuously occupied during the last twelve months?  Yes  No If "no", please explain \_\_\_\_\_
- (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority?  Yes  No If "yes", please explain Brentwood Occupancy Permit

\_\_\_\_\_/\_\_\_\_\_  
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- (d) Is the property located in an area that requires any specific disclosure(s) from the city or county?  Yes  No  
If "yes", please explain \_\_\_\_\_
- (e) Is the property designated as a historical home or located in a historic district?  Yes  No If "yes", please explain \_\_\_\_\_
- (f) Is property tax abated?  Yes  No Expiration date \_\_\_\_\_ Attach documentation from taxing authority.
- (g) Are you aware of any pets having been kept in or on the property?  Yes  No If "yes" please explain Dog & Cat
- (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?  Yes  No (If "yes", please attach)
- (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?  Yes  No
- (j) Are you aware if carpet has been laid over a damaged wood floor?  Yes  No
- (k) Are you aware of any existing or threatened legal action affecting the property?  Yes  No
- (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
- (m) Please explain any "yes" answers you gave for (i), (j), (k), or (l) above \_\_\_\_\_

Additional comments:

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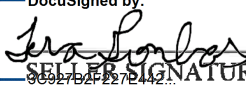


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Seller attaches the following document(s): \_\_\_\_\_

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.


1-16-19
DocuSigned by:  

1/16/2019 | 3:36 PM CST

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

Robert Gombas

Tera Gombas

Seller Printed Name

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

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Form #2049

07/16

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

SALE CONTRACT DATED: \_\_\_\_\_ SALE CONTRACT #: \_\_\_\_\_

PROPERTY: 2120 Saint Clair Ave., Saint Louis, MO 63144

**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 the 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 certifies that this home was built in 1978 or later
- Seller certifies that this home was built before 1978, but 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 house (explain):  
\_\_\_\_\_

(b) Records and reports available to the 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)


\_\_\_\_\_  
Agent has informed the Seller of the 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 unless buyers agent receives all compensation from 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.

_____	DocuSigned by:		1/16/2019   2:35 PM CST
BUYER SIGNATURE	DATE	SELLER SIGNATURE	DATE

Buyer Printed Name \_\_\_\_\_ **Robert Gombas**

_____	DocuSigned by:		1/16/2019   1:04 PM CST
BUYER SIGNATURE	DATE	SELLER SIGNATURE	DATE

Buyer Printed Name \_\_\_\_\_ **Tera Gombas**

_____	DocuSigned by:		1/16/2019   12:16 PM CST
SELLING AGENT SIGNATURE	DATE	LISTING AGENT SIGNATURE	DATE

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

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