

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 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?		☐	☒	☐
Are you aware if it has ever been covered or removed?		☐	☒	☐
Are you aware if the property has been tested for lead?		☐	☒	☐
Please explain any "Yes" answers you gave in this section including test date, type of test and results:				
Radon		YES	NO	UNK
Are you aware if the property has been tested for radon gas?		☒	☐	☐
Are you aware if the property has ever been mitigated for radon gas?		☐	☒	☐
Please explain any "Yes" answers you gave in this section: STANDARD TEST DONE WHEN WE PURCHASED 25 YEARS AGO.				
Mold		YES	NO	UNK
Are you aware of the presence of any mold on the property?		☐	☒	☐
Are you aware of anything with mold on the property that has ever been covered or removed?		☐	☒	☐
Are you aware if the property has ever been tested for the presence of mold?		☐	☒	☐
Please explain any "Yes" 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, ceiling, flooring, pipe wrap, etc.?		☐	☒	☐
Are you aware of any asbestos material that has been encapsulated or removed?		☐	☒	☐
Are you aware if the property has been tested for the presence of asbestos?		☐	☒	☐
Please explain any "Yes" 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, etc.?		☐	☒	☐
Please explain any "Yes" answers you gave in this section:				
SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)				
Development Name		FAIR OAKS		
Contact Name		JUDY MATTINGLY		
Phone #		314-378-5512		
Type of Property (check all that apply) ☒ Single Family ☐ Multi-Family ☐ Condominium ☐ Townhome ☐ Villa ☐ Co-op				
Mandatory Assessment #1		\$ 400 per ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☒ Annual ☐ Other		
Mandatory Assessment #2		\$ per ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Annual ☐ Other		
Mandatory Assessment(s) include:				
☒ 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 ☐ security ☐ elevator ☒ some insurance ☐ real estate taxes ☐ other common facility ☐ assigned parking space(s): how many identified as ☐ other specific item(s): ☐ Dwelling exterior maintenance covered by Assessment:				

	YES	NO	UNK
32 Are you aware of any existing or proposed special assessments?	☒	☐	☐
33 Are you aware of any special taxes and/or district improvement assessments?	☐	☒	☐
34 Are you aware of any condition or claim which may cause an increase in assessment or fees?	☐	☒	☐
35 Are you aware of any material defects in any common or other shared elements?	☐	☒	☐
36 Are you aware of any existing indentures/restrictive covenants?	☐	☒	☐
37 Are you aware of any violation of the indentures/restrictions by yourself or by others?	☐	☒	☐
38 Is there a recorded shared driveway/street/road maintenance agreement?	☐	☒	☐
39 Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.	☒	☐	☐
40 Please explain any "Yes" answers you gave in this section: 32-PROPOSED \$1,200 ASSESSMENT FOR SECURITY AT ENTRANCE. 39-ROAD IS PRIVATE. MAINTENANCE FOR ROAD MUST BE VOTED ON.			
UTILITIES			
Services	Current Provider	Phone #	Avg Monthly Cost
41 Propane	N/A		☐ Owned ☐ Leased
42 Gas	SPIRE	800-887-4173	
43 Electric	AMEREN	866-268-3729	
44 Water	AMERICAN WATER	866-430-0820	
45 Sewer	MSD	314-768-6260	
46 Trash	J & K HAWLING	636-949-5050	
47 Recycle	"		
48 Internet	SPECTRUM	833-460-0320	
49 Phone	N/A		
HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS			
Type of Heating Equipment:	CONTINUED TO 166,167		
50 Zone 1: Age ~7 Brand AMERICAN STANDARD ☐ Forced Air ☒ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other			
51 Zone 2: Age ~7 Brand " " ☐ Forced Air ☒ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other			
Fuel Source of Heating Equipment:			
52 Zone 1:	☒ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other		
53 Zone 2:	☒ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other		
Type of Air Conditioner:	CONTINUED TO 16A,170		
54 Zone 1: Age ~7 Brand AMERICAN STANDARD ☒ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other			
55 Zone 2: Age ~7 Brand " " ☒ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other			
56 Are you aware of any problems or issues with any part of the HVAC system?	☐	☒	☐
57 Do you have any existing maintenance agreements in place?	☒	☐	☐
58 Are any areas of the home not covered by central heating /cooling?	☐	☒	☐
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: WE CONTRACT WITH FRESH AIR, 636-224-6106 THEY INSPECT SYSTEMS, CHANGE FILTERS, AND PROVIDE MAINTENANCE TWICE A YEAR.			
60 Please explain any "Yes" or "Other" answers you gave in this section: QUESTION 57 IS EXPLAINED IN SECTION 59.			
FIREPLACE(S)			
61 Location 1: Room: LIVING ROOM Type: ☐ Wood Burning ☒ Gas Logs ☒ Natural Gas ☐ Propane ☐ UNK Functional and properly vented?	☒	☐	☐
62 Location 2: Room: BREAKFAST ROOM Type: ☐ Wood Burning ☒ Gas Logs ☒ Natural Gas ☐ Propane ☐ UNK Functional and properly vented?	☒	☐	☐
63 Location 3: Room: _____ Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK Functional and properly vented?	☐	☐	☐
64 Are you aware of any problems or repairs needed with any item in this section?	☐	☒	☐
65 Please explain any "Yes" or "No" answers you gave in this section: TO OUR KNOWLEDGE, FIREPLACES WORK FINE. BEING CONVEYED AS IS.			
PLUMBING SYSTEM, FIXTURES AND EQUIPMENT			
66 Plumbing System: ☒ Copper ☒ PVC ☒ PEX ☒ Galvanized ☐ Other:			
67 Water Heater 1: Age: ~7 Location: BASEMENT Tank Size: 50 ☒ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other			
68 Water Heater 2: Age: ~7 Location: BASEMENT Tank Size: 40 ☒ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other			

	YES	NO	UNK
69 Does the property have an ice-maker supply line?	☒	☐	☐
70 Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate. 2024	☒	☐	☐
71 Are you aware of any problems or repairs needed in the plumbing system?	☐	☒	☒
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.)	☒	☐	☐
73 Please explain any "Yes" or "Other" answers you gave in this section:			
WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)			
74 What is the source of your drinking water? ☒ Public ☐ Community ☐ Well ☐ Other			
75 If well, when was the water last tested? N/A Is test documented? ☐ Yes or ☐ No. If yes, please provide documentation.			
76 Do you have a water softener? ☐ Yes or ☒ No. If yes, is it ☐ Owned or ☐ 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?	☐	☒	☐
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? ☒ Public ☐ Private ☐ Septic ☐ Aerator ☐ Other If Other, please explain:			
80 If septic/aerator, when was system last serviced? N/A			
	YES	NO	UNK
81 Is there a sewerage lift system?	☐	☒	☐
82 Is there a sewerage grinder system?	☐	☒	☐
83 Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	☐	☒	☐
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 CUTLER-HAMMER ☒ Circuit Breakers ☐ Fuses ☐ Other			
86 Panel 2: Amps 200 Brand GE ☒ Circuit Breakers ☐ Fuses ☐ Other			
87 Panel 3: Amps 125 Brand GE ☒ Circuit Breakers ☐ Fuses ☐ Other			
Type of Wiring:			
88 Panel 1: ☐ Copper ☐ Aluminum ☐ UNK ☐ Other			
89 Panel 2: ☐ Copper ☐ Aluminum ☐ UNK ☐ Other			
90 Panel 3: ☐ Copper ☐ Aluminum ☐ UNK ☐ Other			
	YES	NO	UNK
91 Are you aware of any problems or repairs needed in the electrical system?	☐	☒	☐
92 Are you aware of any of the panels in services in the property being subject to recall or otherwise out of date?	☐	☒	☐
93 Please explain any "Yes" answers you gave in this section:			
CONSTRUCTION			
94 The property was originally constructed in: 1927 . Seller has occupied property from 12/99 to CURRENT			
95 List all significant additions, modifications, renovations, & alterations to the property during your ownership below: • RENOVATED DAUGHTER'S BATHROOM • RENOVATED SUN ROOM • RENOVATED THIRD FLOOR • INSTALLED POOL • RENOVATED 2nd FLOOR OFFICE • CREATED MASTER CLOSET			
	YES	NO	UNK
96 Were required permits obtained for the work described above?	☒	☐	☐
97 Please explain any "No" answers you gave in this section: PERMITS: POOL, OFFICE, MASTER CLOSET WE DID DAUGHTER'S BATH, SUN ROOM AND THIRD FLOOR WHEN WE BOUGHT THE HOME, WE DON'T REMEMBER ABOUT PERMITTING.			

FOUNDATION				
98	Type of Foundation:	☒ Concrete	☒ Cinder Block	☒ Stone ☐ Wood ☐ Other:
		YES	NO	UNK
99	Are you aware of any problems or issues with foundation?	☐	☒	☐
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?	☐	☒	☐
101	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	☐	☒	☐
102	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	☐	☒	☐
103	Are you aware of any repairs to any of the building elements listed above?	☐	☒	☐
104	Were required permits obtained for any repairs described above?	☐	☒	☐
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: THERE ARE TWO SEPARATE BASEMENTS. THE ORIGINAL (SOUTHERN) BASEMENT WEST AREA (UNDER FORMER PORCH) ON RARE OCCASIONS HAS PRESENTED A SMALL AMOUNT OF WATER (LESS THAN A BUCKET) WHICH FLOWS TO FLOOR DRAIN WITHOUT ISSUES.			
	BASEMENT AND CRAWL SPACE (Complete only if applicable)	YES	NO	UNK
106	Is the home equipped with a sump pit?	☐	☒	☐
107	Is the home equipped with a sump pump?	☒	☐	☐
108	Are you aware of any issues with sump pit(s) & pump(s)?	☐	☒	☐
109	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	☒	☐	☐
110	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	☐	☒	☐
111	Please explain any "Yes" answers you gave in this section:			
	ROOF, GUTTERS AND DOWNSPOUTS	YES	NO	UNK
112	What is the approximate age of the roof? ~20 Is it documented? If yes, please provide documentation.	☐	☒	☐
113	Are you aware of any active leaks to the roof?	☐	☒	☐
114	Has the roof ever leaked during your ownership?	☒	☐	☐
115	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	☒	☐	☐
116	Are you aware of any problems with the roof, gutters or downspouts?	☐	☒	☐
117	Does the property have multiple layers of roofing currently installed on any portion of the property?	☐	☒	☐
118	Please explain any "Yes" answers you gave in this section and attach any documentation: IN APPROXIMATELY 2004 THE ROOF LEAKED AND WE REPLACED IT.			
	PESTS/TERMITES/WOOD DESTROYING INSECTS	YES	NO	UNK
119	Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?	☐	☒	☐
120	Are you aware of any uncorrected damage to the property caused by above?	☐	☒	☐
121	Are you aware of any control reports for the property?	☐	☒	☐
122	Are you aware of any control treatments to the property?	☒	☐	☐
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? WE USE BUG DOCTOR QUARTERLY	☐	☐	☒
124	Please explain any "Yes" answers you gave in this section: FOR MANY YEARS WE UTILIZED ANTIMITE FOR PREVENTATIVE MAINTENANCE, WE'VE NEVER HAD AN ISSUE.			
	SOIL AND DRAINAGE	YES	NO	UNK
125	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	☐	☒	☐
126	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	☐	☒	☐
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?	☐	☒	☐
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)	☐	☒	☐
129	Please explain any "Yes" answers you gave in this section:			

SURVEY AND ZONING				YES	NO	UNK
130	Do you have a survey of the property? If yes, please attach.			☐	☒	☐
131	Does the survey include all existing improvements on the property?			☐	☐	☐
132	Are you aware of any shared or common features with adjoining properties?			☐	☐	☒
133	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?			☐	☒	☐
134	Is any portion of the property located within the 100-year flood hazard area (flood plain)?			☐	☒	☐
135	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?			☐	☒	☐
136	Please explain any "Yes" answers you gave in this section: EASTERN NEIGHBOR MENTIONED SHE THINKS PART OF ALL OF ORIGINAL HOME PILLAR ENCLOSES ON THEIR PROPERTY. WE HAVE NO FORMAL SURVEY TO VERIFY.					
INSURANCE				YES	NO	UNK
137	Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.)			☒	☐	☐
138	If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed. ABOUT 20 YEARS AGO THERE WAS DAMAGE TO OUR ROOF, SO WE REPLACED IT.					
APPLIANCES/EQUIPMENT						
(Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)						
139	Range/Stove	☐ N/A	Age 26	☒ Gas	☐ Electric	
140	Oven	☐ N/A	Age 26	☐ Gas	☒ Electric	
141	Cooktop	☒ N/A	Age 12	☐ Gas	☐ Electric	
142	Outdoor Grill	☐ N/A	Age 15	☒ Gas	☐ Electric	
143	Dryer Hookup	☐ N/A		☒ Gas	☐ Electric	
144	Built in Microwave	☐ N/A	Age 10-15?			
145	Built in Refrigerator	☐ N/A	Age 26			
146	Dishwasher(s)	☐ N/A	Age 6			
147	Garbage Disposal	☐ N/A	Age 10			
148	Trash Compactor	☒ N/A	Age			
149	Electric Pet Fence	☒ N/A	# of collars			
150	Gas Powered Exterior Lights	☒ N/A	# of lights			
151	Security System/Cameras	☒ N/A		☐ Owned	☐ Leased	
				YES	NO	UNK
152	Are you aware of any items in this section in need of repair or replacement?			☐	☒	☐
153	Please explain any "Yes" answers you gave in this section:					
MISCELLANEOUS				YES	NO	UNK
154	Has the property been continuously occupied during the last twelve months?			☒	☐	☐
155	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority?			☐	☒	☐
156	Is the property located in an area that requires any specific disclosure(s) from the city or county?			☐	☒	☐
157	Is the property designated as a historical home or located in a historic district?			☐	☒	☐
158	Is property tax abated? If yes, attach documentation from taxing authority.			☐	☒	☐
159	Are you aware of any pets having been kept in or on the property? Explain below.			☐	☒	☐
160	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?			☐	☒	☐
161	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Explain below.			☒	☐	☐
162	Are you aware if carpet has been laid over a damaged wood floor? Explain below.			☐	☒	☐
163	Are you aware of any existing or threatened legal action affecting the property? Explain below.			☐	☒	☐
164	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Explain below.			☐	☒	☐
165	Please explain any "Yes" answers you gave in this section: DINING ROOM AND LIVING ROOM FRENCH DOORS ARE PAINTED SHUT.					

	ADDITIONAL COMMENTS
166	ZONE 3: AGE ~ 7 YRS FORCED AIR. NATURAL GAS
167	ZONE 4: AGE ~ 7 YRS FORCED AIR. NATURAL GAS
168	
169	ZONE 3: AGE ~ 7 YRS AMERICAN STANDARD. CENTRAL ELECTRIC
170	ZONE 4: AGE ~ 8 YRS CARRIER. CENTRAL ELECTRIC
171	
172	PRIMARY CLOSET AND OFFICE HAVE SUPPLEMENTAL HEATING/COOLING
173	FOR ADDED COMFORT. BOTH ARE DAIKIN BRAND. INSTALLED IN 2020.
174	
175	
176	

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.

Thomas Ryan 08/18/2025

SELLER SIGNATURE

DATE

SELLER SIGNATURE

DATE

THOMAS MEIGS RYAN

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

Form # 2049

07/25

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

PROPERTY: **10 Fair Oaks Dr, St. Louis, MO 63124**

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)

AS 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

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

Thomas Ryan

SELLER SIGNATURE

08/03/2025

DATE

Ryan Family Partnership

Seller Printed Name

SELLER SIGNATURE

DATE

Seller Printed Name

Alyssa Suntrup

LISTING AGENT SIGNATURE

08/01/2025

DATE

Alyssa Suntrup

Listing Agent Printed Name

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 # 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 POOL (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.**

POOL

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

8 (1) Age 22 ? (2) Shape rectangle (3) Size (length x width) ? (4) Depth ? (5) Volume (gallons) ?
 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 liner
 12 ☐ Other _____
 13 (7) Pool Builder BAKER ? BAXTER ?
 14 (8) Type of chemical sanitizer ☒ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☐ Saltwater
 15 ☐ Other _____
 16 (9) Pool service provider THE POOL GUY Last serviced LAST MONTH (JULY) (date)
 17 (10) Last opened by " Last closed by SAME
 18 (11) Age of heater 12 YEARS ? Heating source GAS (12) Age of pump 12 YEARS ?
 19 (13) Age of filter 12 YEARS ? Type of filter ☒ Sand ☐ DE ☐ Other _____

20 Additional comments/information:

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

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

27 ABOUT 12 YEARS AGO WE RE-DID POOL DECK, BOTTOM AND SIDES

(C) Deck Equipment: Specify if any repairs have been performed during your ownership on the deck equipment (including, 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 SEE LINE 27

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

38 YES, AS NEEDED: POOL PUMP, POLARIS

(E) Leaks and/or Defects:

42 (1) Are you aware of any leaks in the pool or pool components ☐ Yes ☒ No

43 (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:

SPA N/A**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 N/A**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.

Thomas Ryan 08/18/2025
 SELLER SIGNATURE DATE
THOMAS MEIGS RYAN
 Seller Printed Name

SELLER SIGNATURE DATE
 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