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 01/26

SELLER'S DISCLOSURE STATEMENT

Property Address : 2309 Fernau Ct., Florissant, MO 63031

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**
1	Does the Property include a residential dwelling built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.	☐	☒	☐
2	Please explain any "Yes" answers you gave in this section:			
	METHAMPHETAMINE	**YES**	**NO**	**UNK**
3	Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.	☐	☒	☐
4	Please explain any "Yes" answers you gave in this section:			
	WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)	**YES**	**NO**	**UNK**
5	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. **Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.**	☐	☒	☐

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

RADIOACTIVE OR HAZARDOUS MATERIALS	YES	NO	UNK
7 Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.	☐	☒	☐

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

ADDITIONAL DISCLOSURES

Lead-Based Paint	YES	NO	UNK
9 Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?	☐	☒	☐
10 Are you aware if it has ever been covered or removed?	☐	☒	☐
11 Are you aware if the property has been tested for lead?	☐	☒	☐

12 Please explain any "Yes" answers you gave in this section including test date, type of test and results:

Radon	YES	NO	UNK
13 Are you aware if the property has been tested for radon gas?	☐	☒	☐
14 Are you aware if the property has ever been mitigated for radon gas?	☐	☒	☐

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

Mold	YES	NO	UNK
16 Are you aware of the presence of any mold on the property?	☐	☒	☐
17 Are you aware of anything with mold on the property that has ever been covered or removed?	☐	☒	☐
18 Are you aware if the property has ever been tested for the presence of mold?	☐	☒	☐

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

Asbestos Materials	YES	NO	UNK
20 Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?	☐	☒	☐
21 Are you aware of any asbestos material that has been encapsulated or removed?	☐	☒	☐
22 Are you aware if the property has been tested for the presence of asbestos?	☐	☒	☐

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

Other Environmental Concerns	YES	NO	UNK
24 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?	☐	☒	☐

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

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

26 Development Name	MANORS AT KOCH PARK		
27 Contact Name		Phone #	314-687-2332

28 Type of Property (check all that apply) ☒ Single Family ☐ Multi-Family ☐ Condominium ☐ Townhome ☐ Villa ☐ Co-op

29 Mandatory Assessment #1 $ 600.00 per ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☒ Annual ☐ Other

30 Mandatory Assessment #2 $ 300.00 per ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☒ Annual ☐ Other

31 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: _____

UNK=Unknown

		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: Subdivision restrictions			

UTILITIES

Services	Current Provider	Phone #			Avg Monthly Cost
41 Propane			☐ Owned	☐ Leased	
42 Gas	Spire				
43 Electric	Ameren				
44 Water	Missouri American Water				
45 Sewer	MSD				
46 Trash	Gateway				
47 Recycle	.				
48 Internet	Spectrum Fiber				
49 Phone	.				

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:

50 Zone 1: Age 1.5 Brand Welsch ☒ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other

51 Zone 2: Age 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:

54 Zone 1: Age 1.5 Brand Welsch ☒ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other

55 Zone 2: Age Brand ☐ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other

		YES	NO	UNK
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:**			
60	Please explain any "Yes" or "Other" answers you gave in this section:			

FIREPLACE(S)

		YES	NO	UNK
61	Location 1: Room: _____ Functional and properly vented? Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK	☐	☐	☐
62	Location 2: Room: _____ Functional and properly vented? Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK	☐	☐	☐
63	Location 3: Room: _____ Functional and properly vented? Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK	☐	☐	☐
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:			

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

66 Plumbing System: ☐ Copper ☒ PVC ☒ PEX ☐ Galvanized ☐ Other:

67 Water Heater 1: Age: 1.5 Location: Basement Tank Size: 50 ☒ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other

68 Water Heater 2: Age: Location: Tank Size: ☐ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other

UNK=Unknown

		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.	☐	☒	☐
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? _____ 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? _____

		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 200 Brand . ☒ Circuit Breakers ☐ Fuses ☐ Other

86 Panel 2: Amps Brand ☐ Circuit Breakers ☐ Fuses ☐ Other

87 Panel 3: Amps Brand ☐ 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 panels in service in the property being subject to recall or otherwise out of date?	☐	☒	☐
93	Are you aware of any active knob and tube wiring in the property?	☐	☒	☐
94	Please explain any "Yes" answers you gave in this section:			

CONSTRUCTION

95 The property was originally constructed in: 2025 . Seller has occupied property from 07/2025 to Current .

96 List all significant additions, modifications, renovations, & alterations to the property during your ownership below:

		YES	NO	UNK
97	Were required permits obtained for the work described above?	☐	☐	☐
98	Please explain any "No" answers you gave in this section:			

UNK=Unknown

FOUNDATION

99 Type of Foundation: ☒ Concrete ☐ Cinder Block ☐ Stone ☐ Wood ☐ Other: _____

		YES	NO	UNK
100	Are you aware of any problems or issues with foundation?	☐	☒	☐
101	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?	☐	☒	☐
102	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	☐	☒	☐
103	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	☒	☐	☐
104	Are you aware of any repairs to any of the building elements listed above?	☒	☐	☐
105	Were required permits obtained for any repairs described above?	☐	☐	☒

106 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:
McBride took care of crack in basement, under warranty for 10 years.

BASEMENT AND CRAWL SPACE (Complete only if applicable)

		YES	NO	UNK
107	Is the home equipped with a sump pit?	☒	☐	☐
108	Is the home equipped with a sump pump?	☒	☐	☐
109	Are you aware of any issues with sump pit(s) & pump(s)?	☐	☒	☐
110	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	☐	☒	☐
111	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	☐	☒	☐

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

ROOF, GUTTERS AND DOWNSPOUTS

		YES	NO	UNK
113	What is the approximate age of the roof? 1.5 Is it documented? If yes, please provide documentation.	☐	☒	☐
114	Are you aware of any active leaks to the roof?	☐	☒	☐
115	Has the roof ever leaked during your ownership?	☐	☒	☐
116	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	☐	☒	☐
117	Are you aware of any problems with the roof, gutters or downspouts?	☐	☒	☐
118	Does the property have multiple layers of roofing currently installed on any portion of the property?	☐	☒	☐

119 Please explain any "Yes" answers you gave in this section and attach any documentation:

PESTS/TERMITES/WOOD DESTROYING INSECTS

		YES	NO	UNK
120	Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?	☐	☒	☐
121	Are you aware of any uncorrected damage to the property caused by above?	☐	☒	☐
122	Are you aware of any control reports for the property?	☐	☒	☐
123	Are you aware of any control treatments to the property?	☐	☒	☐
124	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?	☐	☒	☐

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

SOIL AND DRAINAGE

		YES	NO	UNK
126	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	☐	☒	☐
127	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	☐	☒	☐
128	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?	☐	☒	☐
129	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)	☐	☒	☐

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

UNK=Unknown

	SURVEY AND ZONING	YES	NO	UNK
131	Do you have a survey of the property? If yes, please attach.	X		
132	Does the survey include all existing improvements on the property?	X		
133	Are you aware of any shared or common features with adjoining properties?		X	
134	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?		X	
135	Is any portion of the property located within the 100-year flood hazard area (flood plain)?		X	
136	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?		X	
137	Please explain any "Yes" answers you gave in this section:			

	INSURANCE	YES	NO	UNK
138	Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.)		X	
139	If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed.			

APPLIANCES/EQUIPMENT
(Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)

140	Range/Stove	N/A	Age 1.5	X Gas	Electric
141	Oven	X N/A	Age	Gas	Electric
142	Cooktop	X N/A	Age	Gas	Electric
143	Outdoor Grill	X N/A	Age	Gas	Electric
144	Dryer Hookup	N/A		Gas	X Electric
145	Built in Microwave	N/A	Age 1.5		
146	Built in Refrigerator	N/A	Age 1.5		
147	Dishwasher	N/A	Age 1.5		
148	Garbage Disposal	N/A	Age 1.5		
149	Trash Compactor	X N/A	Age		
150	Electric Pet Fence	X N/A	# of collars		
151	Gas Powered Exterior Lights	X N/A	# of lights		
152	Security System/Cameras	X N/A		Owned	Leased

		YES	NO	UNK
153	Are you aware of any items in this section in need of repair or replacement?		X	
154	Please explain any "Yes" answers you gave in this section:			

	MISCELLANEOUS	YES	NO	UNK
155	Has the property been continuously occupied during the last twelve months?	X		
156	Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or any other required governmental authority?	X		
157	Is the property located in an area that requires any specific disclosure(s) from the city or county?		X	
158	Is the property designated as a historical home or located in a historic district?		X	
159	Is property tax abated or subject to a tax freeze (such as Senior Property Tax Freeze)? If yes, attach documentation from taxing authority.		X	
160	Are you aware of any pets having been kept in or on the property?		X	
161	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?		X	
162	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?		X	
163	Are you aware if carpet has been laid over a damaged wood floor?		X	
164	Are you aware of any existing or threatened legal action affecting the property?		X	
165	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?		X	
166	Please explain any "Yes" answers you gave in this section: Florissant Occupancy Inspection			

UNK=Unknown

Docusign Envelope ID: 1E005233-701E-859A-82B1-C448D60A4C1E

	ADDITIONAL COMMENTS
167	
168	
169	
170	
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172	
173	
174	
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176	
177	

Seller attaches the following document(s): _____

SELLER'S ACKNOWLEDGEMENT:

Seller acknowledges having 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.

Signed by: C419E193F3CF457...
SELLER SIGNATURE 11/11/2026 DATE

Carol Crangle
Seller Printed Name

Signed by: C419E193F3CF457...
SELLER SIGNATURE 11/12/2026 DATE

Victor Crangle
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 Printed Name

BUYER SIGNATURE DATE

Buyer Printed Name