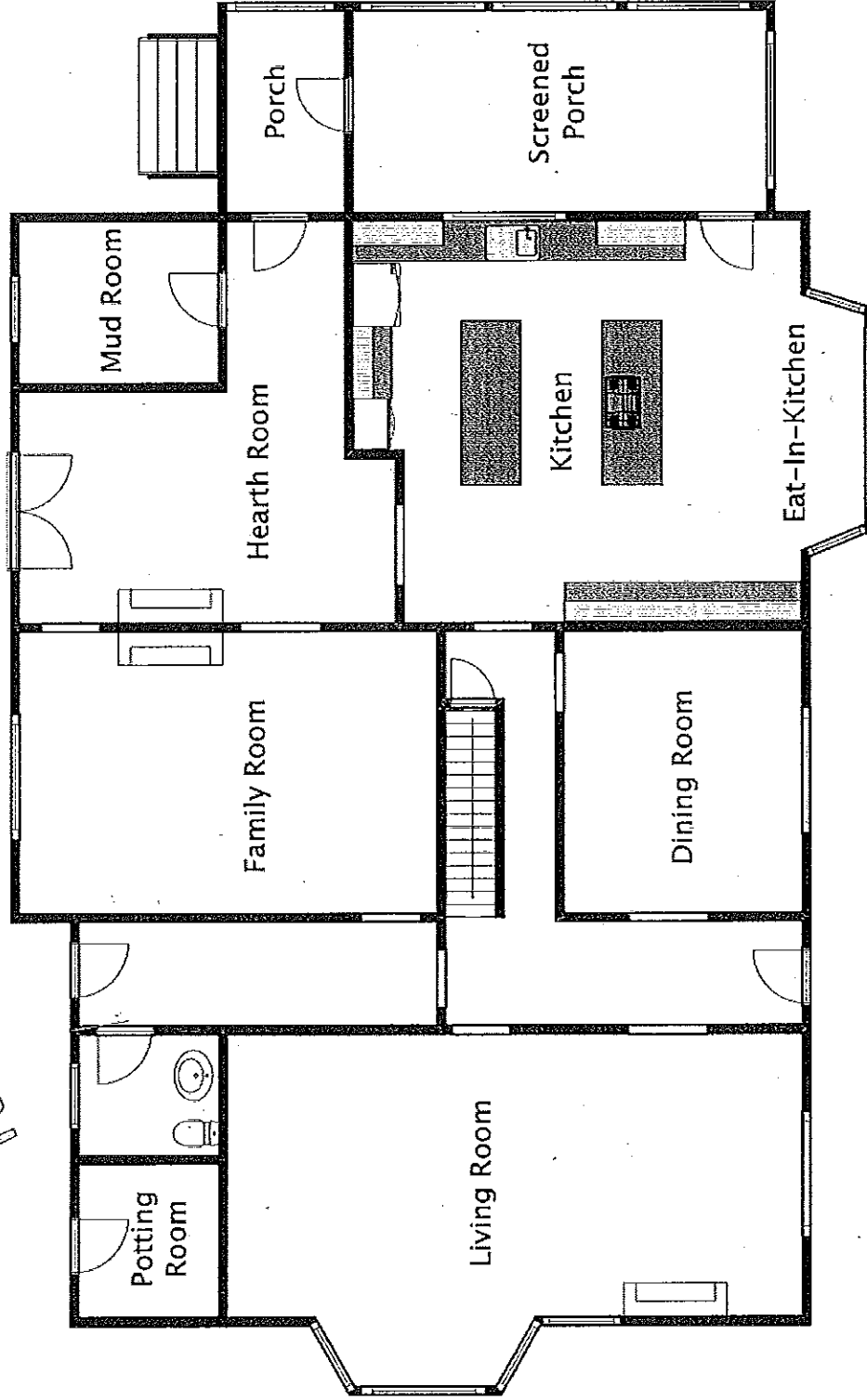
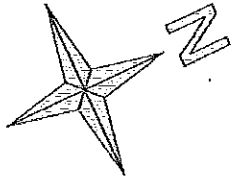


## Improvements on 103 Glen

<u>Year</u>	<u>Description of improvement</u>
2006	French drain and sump pump in basement
2007	Complete kitchen remodel
2007	Refinish 1st level floors
2008	Remodel East bathroom 2nd floor
2009	Bookshelves in parlor
2009	Bridge over creek
2009	Stone path, steps, lighting and landscaping in front
2009	Circle drive in front
2010	Wine Cellar
2010/2011	Landscape backyard, lighting, drains, bury cable/lines, sprinkler system
2010	New roof
2011	House painting
2012	Rescreened kitchen porch and replaced door
2012	Remodel "old master" bathroom on west side, 2nd floor
2013	Replace both water heaters (date is estimate)
2014	dig out soil around foundation and waterproof east foundation (under dining room window)
2014	Install gas line and logs in double-sided fireplace
2016	Remodel master bath
2017	Remodel master closet
2017	Install wood floors in master bedroom
2018	Replace garage door and opener
2018	Remodel mud room and replace tile
2018	Replace both primary HVAC units
2019	Retaining wall in front yard
2019	Replaced carpet on 3rd floor
2020	Repair and paint trim on entire house

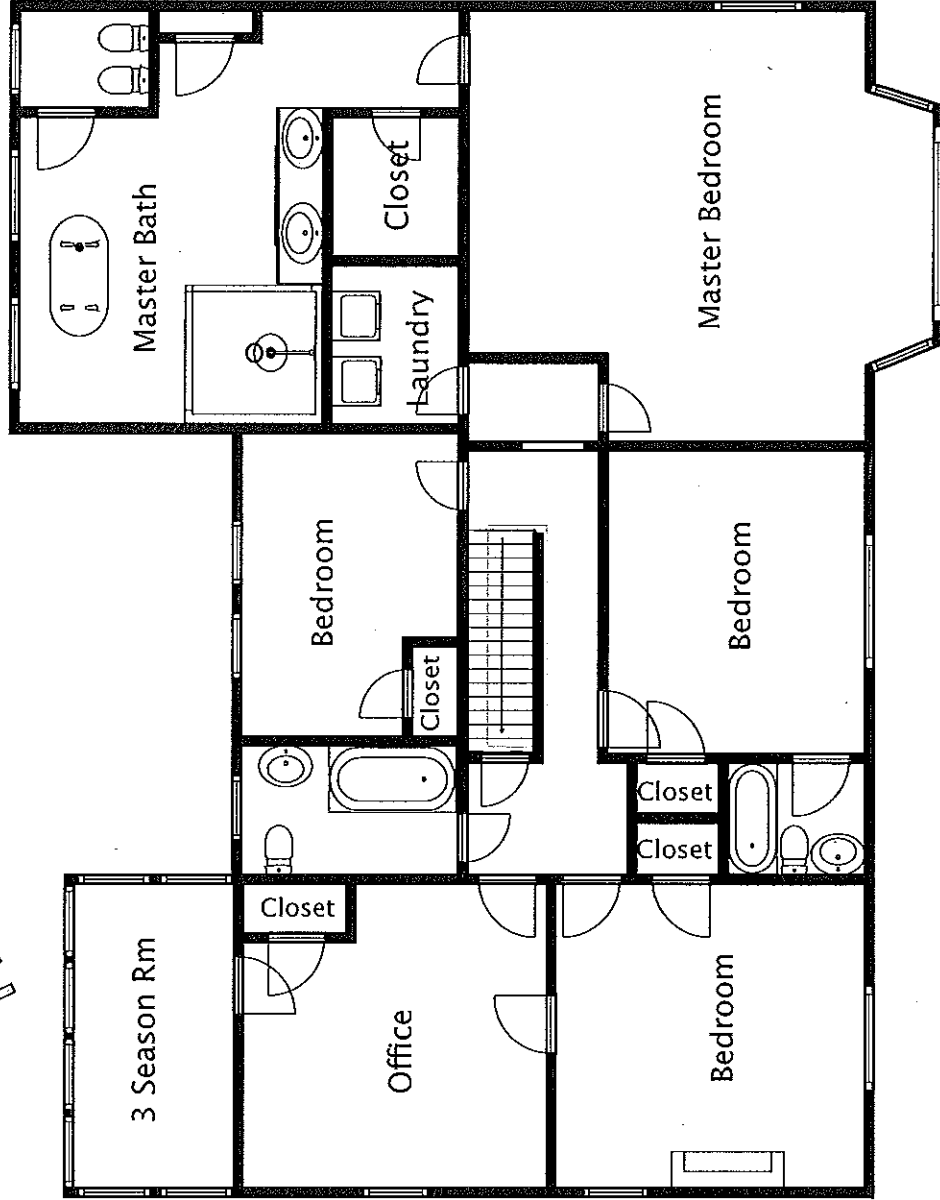
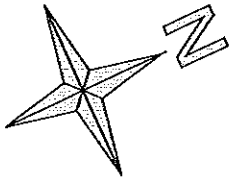
103 Glen Rd, Webster  
Groves, MO 63119

Main Floor



Illustrated By: SitLRealTour.com  
Disclaimer: This illustration is an approximation of existing structures and features. This drawn should not be a substitute for architectural drawings.

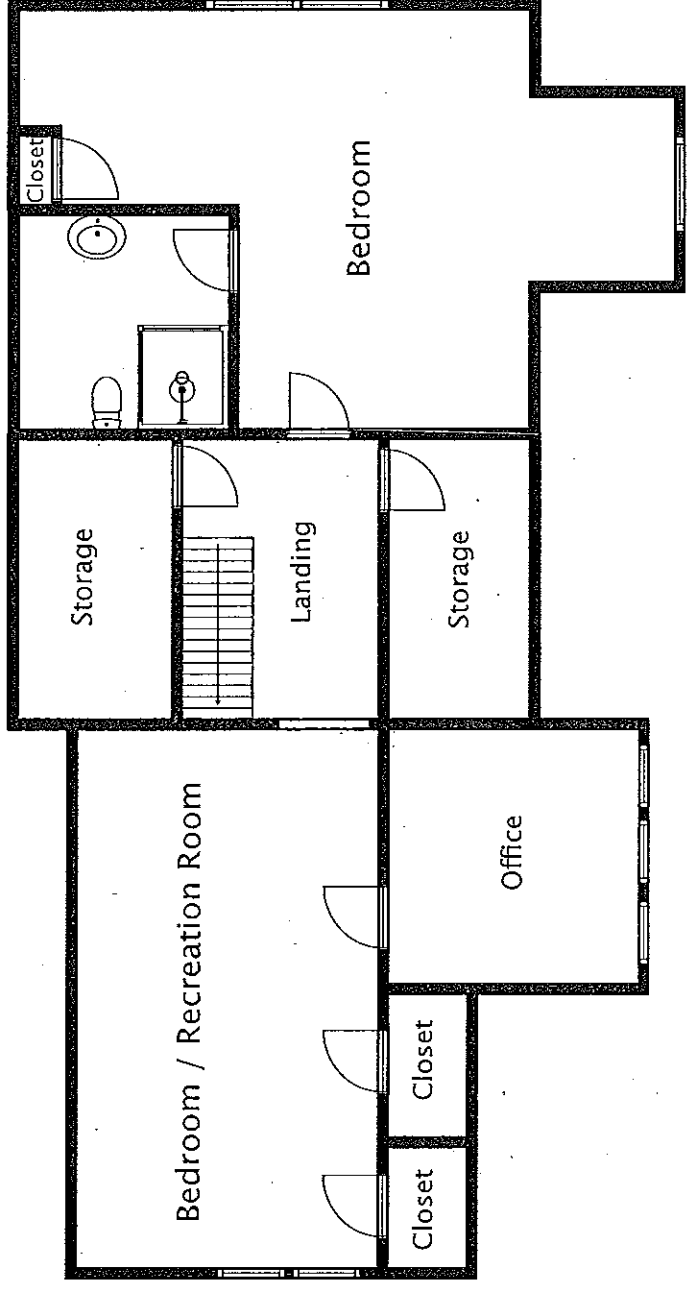
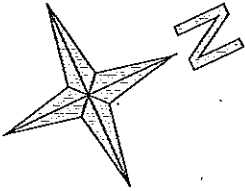
103 Glen Rd, Webster  
Groves, MO 63119 2nd Floor



Illustrated By: StLRealTour.com

Disclaimer: This illustration is an approximation of existing structures and features. This drawn should not be a substitute for a architectural drawings.

103 Glen Rd, Webster  
Groves, MO 63119 3rd Floor



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36378732

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Form # 2091 01/20

### SELLER'S DISCLOSURE STATEMENT

1 To be completed by SELLER concerning 103 GLEN ROAD (Property Address) located  
2 in the municipality of WEBSTER GROVES (if incorporated), County of ST. LOUIS, Missouri.  
3 Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect  
4 Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property  
5 being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot  
6 guarantee the accuracy of the information in this form.

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

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

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

- 28 (a) Development Name WEBSTER PARK HOMEBOWNERS ASSOCIATION  
29 (b) Contact BILL SCHWARTZ Phone 314-968-2340  
30 Type of Property: (check all that apply)  Single-Family Residence  Multi-Family  Condominium  Townhome  
31  Villa  Co-Op  
32 (c) Mandatory Assessment: #1 ANNUAL DUES \$ 50 per:  month  quarter  half-year  year  
33 Mandatory Assessment: #2 \_\_\_\_\_ \$ \_\_\_\_\_ per:  month  quarter  half-year  year  
34 (d) Mandatory Assessment(s) include:  
35  entrance sign/structure  street maintenance  common ground  snow removal of common area  
36  snow removal specific to this dwelling  landscaping of common area  landscaping specific to this dwelling  
37  clubhouse  pool  tennis court  exercise area  reception facility  water  sewer  trash removal  
38  doorman  cooling  heating  security  elevator  other common facility \_\_\_\_\_  
39  assigned parking space(s): how many \_\_\_\_\_ identified as \_\_\_\_\_  some insurance  real estate taxes  
40  other specific item(s): VARIOUS SOCIAL EVENTS  
41  Exterior Maintenance of this dwelling covered by Assessment: \_\_\_\_\_  
42 (e) Optional Assessment(s)/Membership(s) Please explain \_\_\_\_\_  
43  
44 (f) Are you aware of any existing or proposed special assessments?  Yes  No  
45 (g) Are you aware of any special taxes and/or district improvement assessments?  Yes  No  
46 (h) Are you aware of any condition or claim which may cause an increase in assessment or fees?  Yes  No  
47 (i) Are you aware of any material defects in any common or other shared elements?  Yes  No  
48 (j) Are you aware of any existing indentures/restrictive covenants?  Yes  No  
49 (k) Are you aware of any violation of the indentures/restrictions by yourself or by others?  Yes  No  
50 (l) Is there a recorded street/road maintenance agreement?  Yes  No  
51 (m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: \_\_\_\_\_  
52

\_\_\_\_\_  
BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

[Signature]  
SELLER SELLER

53 UTILITIES

54 Utility EVERLY Current Provider \_\_\_\_\_ if Propane, is tank  Owned  Leased  
55 Gas/Propane: EVERLY  
56 Electric: AMEREN  
57 Water: MO AMERICAN WATER  
58 Sewer: MSA  
59 Trash: WASTE MANAGEMENT  
60 Recycle: WASTE MANAGEMENT  
61 Internet: ATT  
62 Phone: ATT

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

64 (a) Heating Equipment:  Forced Air  Hot Water Radiators  Steam Radiators  Radiant  Baseboard  
65 (b) Source of heating:  Electric  Natural Gas  Propane  Fuel Oil  Other \_\_\_\_\_  
66 (c) Type of air conditioning:  Central Electric  Central Gas  Window/Wall (Number of window units \_\_\_\_\_)  
67 (d) Areas of house not served by central heating/cooling: \_\_\_\_\_  
68 (e) Additional:  Humidifier  Electronic Air Filter  Media Filter  Attic Fan  Other: \_\_\_\_\_  
69 (f) Are you aware of any problems or repairs needed with any item in this section?  Yes  No If "Yes", please explain \_\_\_\_\_  
70  
71 (g) Other details: \_\_\_\_\_

72 FIREPLACE(S)

73 (a) Type of fireplace:  Wood Burning  Vented Gas Logs  Vent Free Gas Logs  Wood Burning Stove  Natural Gas  Propane  
74 (b) Type of flues/venting: \_\_\_\_\_  
75  Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) 2 Location(s) FAMILY ROOM LIVING ROOM  
76  Non-Functional: Number of fireplace(s) 1 Location(s) BR Please explain OLD COAL FIREPLACE  
77 (c) Are you aware of any problems or repairs needed with any item in this section?  Yes  No If "Yes", please explain \_\_\_\_\_  
78

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

80 (a) Water Heater:  Electric  Natural Gas  Propane  Tankless  Other: \_\_\_\_\_  
81 (b) Ice maker supply line:  Yes  No  
82 (c) Jet Tub:  Yes  No  
83 (d) Swimming Pool/Spa/Hot Tub:  Yes  No  
(If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)  
84 (e) Lawn Sprinkler System:  Yes  No If yes, date of last backflow device inspection certificate: 2020  
85 (f) Are you aware of any problems or repairs needed in the plumbing system?  Yes  No If "Yes", please explain \_\_\_\_\_  
86  
87

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

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

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

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

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

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

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

115 **ELECTRICAL**

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

120 **ROOF, GUTTERS AND DOWNSPOUTS**

- 121 (a) What is the approximate age of the roof? 10 Years. Documented?  Yes  No
- 122 (b) Has the roof ever leaked during your ownership?  Yes  No If "Yes" please explain \_\_\_\_\_
- 123 \_\_\_\_\_
- 124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?  Yes  No If "Yes", please explain REPLACED IN 2010 DUE TO AGE
- 125 \_\_\_\_\_
- 126 (d) Are you aware of any problems with the roof, gutters or downspouts?  Yes  No If "Yes", please explain \_\_\_\_\_
- 127 \_\_\_\_\_

128 **CONSTRUCTION**

- 129 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components?  Yes  No If "Yes" please describe in detail \_\_\_\_\_
- 130 \_\_\_\_\_
- 131 \_\_\_\_\_
- 132 (b) Are you aware of any repairs to any of the building elements listed in (a) above?  Yes  No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control effort \_\_\_\_\_
- 133 \_\_\_\_\_
- 134 \_\_\_\_\_
- 135 (c) Are you aware that any of the work in (b) above was completed without required permits?  Yes  No
- 136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: WINE CELLAR, KITCHEN & ALL 2ND FLOOR BATHS REMODELLED
- 137 \_\_\_\_\_
- 138 (e) Were required permits obtained for the work in (d) above?  Yes  No

139 **BASEMENT AND CRAWL SPACE (Complete only if applicable)**

- 140 (a)  Sump pit  Sump pit and pump
- 141 (b) Type of foundation:  Concrete  Stone  Cinder Block  Wood
- 142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space?  Yes  No If "Yes", please describe in detail WATER LEAKAGE DURING PROLONGED HEAVY RAIN AS COMMON WITH BASEMENT OF THIS AGE
- 143 \_\_\_\_\_
- 144 \_\_\_\_\_
- 145 \_\_\_\_\_
- 146 (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 DRAINS & SUMP PUMP INSTALLED IN BASEMENT, DRAINS INSTALLED ON BOTH SIDES OF HOUSE TO CHANNEL WATER UNDER GROUND AROUND HOUSE
- 147 \_\_\_\_\_
- 148 \_\_\_\_\_
- 149 \_\_\_\_\_

150 **PESTS OR TERMITES/WOOD DESTROYING INSECTS**

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

158 **SOIL AND DRAINAGE**

- 159 (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?  Yes  No
- 160 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?  Yes  No
- 161 \_\_\_\_\_
- 162 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property?  Yes  No
- 163 \_\_\_\_\_
- 164 (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
- 165 \_\_\_\_\_
- 166 \_\_\_\_\_
- 167 (e) Please explain any "Yes" answers you gave in this section \_\_\_\_\_
- 168 \_\_\_\_\_

169 HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

170 (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based  
171 Paint and/or Lead-Based Paint Hazards, form #2049.)

- 172 (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?  Yes  No
- 173 (2) Are you aware if it has ever been covered or removed?  Yes  No
- 174 (3) Are you aware if the property has been tested for lead?  Yes  No If "Yes", please give date performed, type of test and test  
175 results \_\_\_\_\_
- 176 (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

178 (b) Asbestos Materials

- 179 (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,  
180 pipe wrap, etc.?  Yes  No
- 181 (2) Are you aware of any asbestos material that has been encapsulated or removed?  Yes  No
- 182 (3) Are you aware if the property has been tested for the presence of asbestos?  Yes  No If "Yes", please give date performed,  
183 type of test and test results \_\_\_\_\_
- 184 (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

186 (c) Mold

- 187 (1) Are you aware of the presence of any mold on the property?  Yes  No
- 188 (2) Are you aware of anything with mold on the property that has ever been covered or removed?  Yes  No
- 189 (3) Are you aware if the property has ever been tested for the presence of mold?  Yes  No If "Yes", please give date performed,  
190 type of test and test results \_\_\_\_\_
- 191 (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_

193 (d) Radon

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

198 (e) Methamphetamine

199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of  
200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?  
201  Yes  No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain \_\_\_\_\_  
202

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

204 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property?  Yes  No  
205 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such  
206 information.  
207

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

209 (g) Radioactive or Hazardous Materials

210 Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive  
211 material or other hazardous material?  Yes  No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge  
212 in writing. Please provide such information, including a copy of such report, if available.  
213

214 (h) Other Environmental Concerns

215 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),  
216 electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?  Yes  No If "Yes", please  
217 explain  
218

219 SURVEY AND ZONING

- 220 (a) Are you aware of any shared or common features with adjoining properties?  Yes  No
- 221 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?  Yes  No
- 222 (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)?  Yes  No
- 223 (d) Do you have a survey of the property?  Yes  No (If "Yes", please attach) Does it include all existing improvements on the  
224 property?  Yes  No ADDED CIRCLE DRIVE IN FRONT
- 225 (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?  Yes  No
- 226 (f) Please explain any "Yes" answers you gave in this section SHARED DRIVEWAY OFF MAPLE/ROSEMONT  
227

BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page.

*[Signature]*  
SELLER SELLER



228 INSURANCE

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

234 MISCELLANEOUS

- 235 (a) The approximate age of the residence is 112 years. The Seller has occupied the property from JULY 2006 to PRESENT.
- 236 (b) Has the property been continuously occupied during the last twelve months?  Yes  No If "No", please explain \_\_\_\_\_
- 237 \_\_\_\_\_
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or  
239 any other required governmental authority?  Yes  No If "Yes", please explain WEBSTER GROVES
- 240 \_\_\_\_\_
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county?  Yes  No If "Yes", please  
242 explain \_\_\_\_\_
- 243 (e) Is the property designated as a historical home or located in a historic district?  Yes  No If "Yes", please explain  
244 WEBSTER PARK HISTORIC DISTRICT
- 245 (f) Is property tax abated?  Yes  No Expiration date \_\_\_\_\_ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property?  Yes  No If "Yes" please explain  
247 SELLER HAS OWNED 2 SMALL DOGS
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?  Yes  No (If "Yes", please attach)
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?  Yes  No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor?  Yes  No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property?  Yes  No
- 252 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?  Yes  No
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above \_\_\_\_\_  
254 \_\_\_\_\_

255 Additional Comments:


256 \_\_\_\_\_  
257 \_\_\_\_\_  
258 \_\_\_\_\_  
259 \_\_\_\_\_  
260 \_\_\_\_\_


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

\_\_\_\_\_/\_\_\_\_\_/ Initials BUYER and SELLER acknowledge they have read this page  
BUYER BUYER SELLER SELLER

262 SELLER'S ACKNOWLEDGEMENT:

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

266  \_\_\_\_\_ 3-31-2021  
267 SELLER SIGNATURE DATE  
268 Tom Schawans  
269 Seller Printed Name

 \_\_\_\_\_ 3-31-2021  
SELLER SIGNATURE DATE  
Elizabeth Schawans  
Seller Printed Name

270 BUYER'S ACKNOWLEDGEMENT:

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

276 \_\_\_\_\_  
277 BUYER SIGNATURE DATE  
278 \_\_\_\_\_  
279 Buyer Printed Name

\_\_\_\_\_  
BUYER SIGNATURE DATE  
\_\_\_\_\_  
Buyer Printed Name

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Form # 2049 01/20

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

1 SALE CONTRACT DATE: \_\_\_\_\_

2 PROPERTY: 103 Glen Road, Saint Louis, MO 63119

3 **Lead Warning Statement**

4 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  
5 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children  
6 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired  
7 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide  
8 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  
9 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

10 **Seller's Disclosure**

- 11 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- 12  Seller certifies that this home was built in 1978 or later
- 13  Seller certifies that this home was built before 1978, but Seller has no knowledge of lead-based paint and/or lead-based paint hazards  
14 in the housing
- 15  Known lead-based paint and/or lead-based paint hazards are present in the house (explain):  
16 \_\_\_\_\_

17 (b) Records and reports available to Seller (check one below):

- 18  Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based  
19 paint hazards in the housing (list all documents below):  
20 \_\_\_\_\_  
21 \_\_\_\_\_
- 22  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

23 **Buyer's Acknowledgment** (initial appropriate blanks)

- 24 \_\_\_\_\_ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)
- 25 \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.
- 26 \_\_\_\_\_ Buyer has (check one below):

- 27  Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of  
28 lead-based paint or lead-based hazards; or
- 29  Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint  
30 hazards.

31 **Agent's Acknowledgment** (initial)

32 DLG Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.  
33 (To be completed by listing agent or if not listed, agent assisting Buyer unless Buyer's agent receives all compensation from Buyer).

34 **Certification of Accuracy**

35 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true  
36 and accurate.

37 \_\_\_\_\_

38 \_\_\_\_\_

39 BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

40 \_\_\_\_\_

41 Seller Printed Name \_\_\_\_\_

42 \_\_\_\_\_

43 BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

44 \_\_\_\_\_

45 Seller Printed Name \_\_\_\_\_

46 \_\_\_\_\_

47 SELLING AGENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

48 \_\_\_\_\_

49 Listing Agent Printed Name \_\_\_\_\_

50 \_\_\_\_\_

51 \_\_\_\_\_

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*[Handwritten Signature]* 3-16-21  
\_\_\_\_\_  
SELLER SIGNATURE DATE

Tom Schawang  
Seller Printed Name

*[Handwritten Signature]* 3-16-21  
\_\_\_\_\_  
SELLER SIGNATURE DATE

Elizabeth Schawang  
Seller Printed Name

*[Handwritten Signature]* 3-16-2021  
\_\_\_\_\_  
LISTING AGENT SIGNATURE DATE

Dorcas Dunlop  
Listing Agent Printed Name

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