MyStateMLS

Missouri State Form

Seller's Disclosure Statement for Residential Property

NOTICE TO BOTH PARTIES: ONLY A SALE CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL CONTROL AS TO WHAT IS INCLUDED IN A SALE. IF YOU EXPECT ANY ITEM OF PERSONAL PROPERTY TO BE INCLUDED AS PART OF A SALE, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.

This Disclosure Statement may assist Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee, and is not a substitute for any inspection or warranty Buyer may wish to obtain. The following statements are made by Seller, and NOT by any real estate licensee. Real estate licensees involved in this transaction do not have a duty to independently inspect the Property for adverse material facts, or guarantee or independently verify the accuracy or completeness of any information provided herein or in any statement made by any independent inspector.

This Disclosure Statement is made by the undersigned Seller concerning the following property (the "**Property**"):

517 Clemens Ave	Kirkwood	MO	63122	St Louis
Street Address	***City***	***State***	***Zip Code***	***County***

SELLER: *Please fully complete this Disclosure Statement, including known history and problems. If a topic or condition is unknown or not applicable to your Property, then mark "N/A" or "Unknown". Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to Buyer. Your answers (or the answers you fail to provide, either way), may have legal consequences, even after closing of a transaction. This form should help you meet your disclosure obligations.*

ACQUISITION/OCCUPANCY

(a) Approximate year built: 1925

(b) Date acquired: AUG 31, 1989

(c) Is the Property vacant? ☒ Yes ☐ No

(d) Does Seller occupy the Property? ☐ Yes ☒ No

(e) Has Seller ever occupied the Property? ☒ Yes ☐ No

(f) Is Seller a "foreign person" as described in the Foreign Investment in Real Property Tax Act (FIRPTA)? ☐ Yes ☒ No

A "foreign person" is a nonresident alien individual, foreign corporation that has not made an election to be treated as a domestic corporation, foreign partnership, trust or estate. It does not include a U.S. citizen or resident alien individual.

Please explain if the Property is vacant or not occupied by Seller on a full-time basis (e.g., Since when? Ever occupied by tenants? If so, for how long?): SELLER NOT OCCUPIED PROPERTY ON FULL TIME BASIS SINCE JULY 2025

(d) Area(s) of house not served by central heating/cooling: NONE

(e) Fireplace: ☐Wood burning ☐Gas ☒Other: NON-FUNCTIONAL

(f) Safety Alerts: ☒Fire/ Smoke Alarms ☒CO Detectors ☐Other: _____

(g) Additional: ☐Humidifier (if attached) ☐Attic fan ☒Ceiling fan(s) # 2 ☐Other: _____

(h) Insulation: ☐Known ☒Unknown (Describe type if known, include R-Factor): _____

(i) **Are you aware of any problem or repair needed or made for any item above?** ☐Yes ☐No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed): _____

2. ELECTRICAL SYSTEMS

(a) Electrical System: ☒110V ☐220V ☐AMPS: 200

(b) Type of service panel: ☐Fuses ☒Circuit Breakers

(c) Type of wiring: ☒Copper ☐Aluminum ☐Knob and Tube ☐Unknown

(d) Is there a Surveillance System? ☐Yes ☒No If "Yes", what type? ☐Audio ☐Video ☐Security Alarm

(e) Is there a Garage Door Opener System? ☐Yes ☒No If "Yes", # of remotes? _____

(f) Is there a Central Vacuum System? ☐Yes ☒No

(g) TV/Cable/Phone Wiring: ☐Satellite ☐Cable ☐TV Antenna (if attached) ☐Phone ☐N/A

(h) Type of Internet Available: ☒Fiber Optic ☐Cable ☐DSL ☐Satellite ☐Dial-up ☐Unknown
☐Other: _____

(i) Is there an electronic Pet Fence? ☐Yes ☒No If "Yes", # of collars? _____

(j) Are you aware of any inoperable light fixtures? ☐Yes ☒No

(k) **Are you aware of any problem or repair needed or made for any item above?** ☐Yes ☒No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed): NEW SERVICE + PANEL INSTALLED UNDER KIRKWOOD PERMIT OCT 27, ~~2021~~ 2026

3. PLUMBING & APPLIANCES

(a) Plumbing System: ☒Copper ☐Galvanized ☐PVC ☐Other: _____

(b) Water Heater: ☒Gas ☐Electric ☐Other: _____ Approx. Age: _____

(c) Appliances (check if present): ☒Dishwasher ☐Garbage Disposal ☐Trash Compacter ☐Microwave(s) (built-in)
☒Oven/Range ☐Gas BBQ Grill (built-in) ☐Other: _____

(d) Jetted Bath Tub(s) ☐Yes ☒No; Sauna/Steam Room ☐Yes ☒No

(e) Swimming pool/Hot Tub: ☐Yes ☒No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider")

(f) Lawn Sprinkler System: ☐Yes ☒No If "Yes", date of last backflow device certificate (if required): _____

(g) **Are you aware of any problem or repair needed or made for any item above?** ☐Yes ☐No
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed): _____

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8. ADDITIONS & ALTERATIONS

(a) Have you hired a contractor for any work in the past 180 days? ☒Yes ☐No

If "Yes", did you receive a lien waiver from the contractor completing the work? ☒Yes ☐No
If "Yes," please attach a copy.

(b) Are you aware of any room addition, structural modification, alteration or repair? ☐Yes ☒No

(c) Are you aware if any of the above were made without necessary permit(s)? ☐Yes ☒No

(d) **Are you aware of any problem or repair needed or made for any item above?** ☒Yes ☐No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed): NEW POWER MAST AND 200 AMP SERVICE, FIRE BLOCKING ADDED FOR KIRKWOOD OCCUPANCY + FENCE/DECK REPAIRS

9. SOIL, STRUCTURAL AND DRAINAGE

(a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure, decks/porches or any other load bearing or structural component? ☐Yes ☒No

(b) Are you aware of any repair or replacement made to any item listed in (a) above? ☐Yes ☒No

(c) Are you aware of any fill, expansive soil or sinkhole on the Property? ☐Yes ☒No

(d) Are you aware of any soil, earth movement, flood, drainage or grading problem? ☐Yes ☒No

(e) Do you have a sump pump or other drainage system? ☐Yes ☒No

(f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space? ☐Yes ☒No

(g) Are you aware of any repair or other attempt to control any water or dampness condition? ☐Yes ☒No

(h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property?
☐Yes ☒No

(i) Is any portion of the Property located within a flood hazard area? ☐Yes ☐No ☒Unknown

(j) Do you pay for any flood insurance? ☐Yes ☒No If "Yes", what is the premium? _____

(k) Do you have a Letter of Map Amendment ("LOMA")? ☐Yes ☒No If "Yes", please provide a copy.

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed): _____

10. TERMITES/WOOD DESTROYING INSECTS OR PESTS

(a) Are you aware of any termites/wood destroying insects or pests affecting the Property? ☐Yes ☒No

(b) Are you aware of any uncorrected damage to the Property caused by any of the above? ☐Yes ☒No

(c) Is the Property under a service contract by a pest control company? ☐Yes ☒No

(d) Is the Property under a warranty by a pest control company? ☐Yes ☒No

If "Yes," is it transferable? ☐Yes ☐No

(e) Are you aware of any termite/pest control report for or treatment of the Property? ☐Yes ☒No

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or treatment (attach additional pages if needed): _____

13. ROADS, STREETS & ALLEYS

(a) The roads, streets and/or alleys serving the Property are ☒ public ☐ private

(b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement? ☐ Yes ☒ No

(c) Are you aware of any recorded or unrecorded right of way, easement or similar matter? ☐ Yes ☒ No

Please explain any "Yes" answer in this section (attach additional pages if needed): _____

_____

14. SUBDIVISION/HOME OWNERS ASSOCIATION

(a) Subdivision Name (Insert "N/A" if not applicable): _____

(b) Is there a home owners association ("HOA")? ☐ Yes ☒ No If "Yes", are you a member? ☐ Yes ☐ No If "Yes", please provide website/contact info: _____

(c) Are you aware of any written subdivision or HOA restrictions, rules, or regulations? ☐ Yes ☒ No

(d) Are you aware of any violation or alleged violation of the above by you or others? ☐ Yes ☒ No

(e) General Assessment/Dues: $_____ per ☐ month ☐ quarter ☐ half-year ☐ year

(f) Amenities include (check all that apply): ☐ street maintenance ☐ clubhouse ☐ pool ☐ tennis court ☐ entrance sign/structure ☐ gated ☐ other: _____

(g) Are you aware of any existing or proposed special assessments? ☐ Yes ☒ No

(h) Are you aware of any condition or claim which may cause an increase in assessments or fees? ☐ Yes ☒ No

Please explain any "Yes" answers you gave in this section (attach additional pages if needed): _____

_____

15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT

If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared Cost Development Rider").

16. LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts) If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure Rider").

17. MISCELLANEOUS

(a) Is the Property located in an area requiring an occupancy (code compliance) inspection?

☒ Yes ☐ No ☐ Unknown COMPLETED ON NOV 4, 2026

(b) Is the Property designated as a historical home or located in a historic district? ☐ Yes ☐ No ☒ Unknown

(c) Do you have a survey that includes existing improvements of any kind regarding the Property? ☐ Yes ☒ No

(d) Have you allowed any pets in the home at the Property? ☒ Yes ☐ No

(e) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item? ☐ Yes ☒ No

(f) Are you aware if carpet has been laid over a damaged wood floor? ☐ Yes ☒ No

(g) Are you aware of any:

Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)? ☐ Yes ☒ No

Encroachment ? ☐ Yes ☒ No

Existing or threatened legal action affecting the Property? ☐ Yes ☒ No

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SIGNATURE PAGE TO SELLER'S DISCLOSURE STATEMENT FOR RESIDENTIAL PROPERTY

Seller's Acknowledgement:

1. All real estate licensee(s) are hereby authorized to distribute this Disclosure Statement and any Rider or other attachment hereto to potential buyers of the Property.
2. Seller has carefully examined this Disclosure Statement and any Rider or other attachment hereto, and acknowledges that the information contained therein is true and accurate to the best of Seller's knowledge.
3. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing which would make any existing information set forth herein or in any Rider or other attachment hereto false or materially misleading.
4. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

Seller	**Date**	**Seller**	**Date**

Buyer's Acknowledgement:

1. The statements made by Seller in this Disclosure Statement and in any Rider or other attachment hereto are not warranties of any kind.
2. Buyer understands that there may be aspects or areas of the Property about which Seller has no knowledge. This Disclosure Statement and any Rider or other attachment hereto may not encompass those aspects or areas.
3. Buyer should verify all information contained in this Disclosure Statement and in any Rider or other attachment hereto, and is urged to have the Property fully inspected by a qualified, professional expert(s). Buyer may also wish to obtain a home protection plan/warranty.
4. Buyer acknowledges having received a signed copy of this Disclosure Statement and any Rider or other attachment hereto.
5. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

Buyer	**Date**	**Buyer**	**Date**