

Form # 2091 01/26

SELLER'S DISCLOSURE STATEMENT

Property Address : 9560 Banyon Tree Ct, St. Louis, MO 63126

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Please explain any "Yes" answers you gave in this section: <i>RADON MITIGATION SYSTEM INSTALLED 2012 (SEE ITEM 13)</i>			
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Are you aware if it has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Are you aware if the property has been tested for lead?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Are you aware if the property has ever been mitigated for radon gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Please explain any "Yes" answers you gave in this section: <i>MITIGATION IN 2012</i>			
Mold		YES	NO	UNK
16	Are you aware of the presence of any mold on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Are you aware of anything with mold on the property that has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	Are you aware if the property has ever been tested for the presence of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21	Are you aware of any asbestos material that has been encapsulated or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22	Are you aware if the property has been tested for the presence of asbestos?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<i>SAPPINGTON GREENS</i>		
27	Contact Name	Phone #		
28	Type of Property (check all that apply) <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Condominium <input type="checkbox"/> Townhome <input type="checkbox"/> Villa <input type="checkbox"/> Co-op			
29	Mandatory Assessment #1	<i>N/A</i>	\$ _____ per	<input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input type="checkbox"/> Other
30	Mandatory Assessment #2	<i>N/A</i>	\$ _____ per	<input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input type="checkbox"/> Other
31	Mandatory Assessment(s) include: <i>N/A</i> <input type="checkbox"/> entrance sign/structure <input type="checkbox"/> street maintenance <input type="checkbox"/> common ground <input type="checkbox"/> snow removal specific to dwelling <input type="checkbox"/> snow removal common area <input type="checkbox"/> landscaping of common area <input type="checkbox"/> landscaping specific to dwelling <input type="checkbox"/> reception facility <input type="checkbox"/> clubhouse <input type="checkbox"/> pool <input type="checkbox"/> tennis court <input type="checkbox"/> exercise area <input type="checkbox"/> water <input type="checkbox"/> sewer <input type="checkbox"/> trash removal <input type="checkbox"/> doorman <input type="checkbox"/> cooling <input type="checkbox"/> heating <input type="checkbox"/> security <input type="checkbox"/> elevator <input type="checkbox"/> some insurance <input type="checkbox"/> real estate taxes <input type="checkbox"/> other common facility _____ <input type="checkbox"/> assigned parking space(s): how many _____ identified as _____ <input type="checkbox"/> other specific item(s): _____ <input type="checkbox"/> Dwelling exterior maintenance covered by Assessment: _____			

	YES	NO	UNK
32 Are you aware of any existing or proposed special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
33 Are you aware of any special taxes and/or district improvement assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
34 Are you aware of any condition or claim which may cause an increase in assessment or fees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
35 Are you aware of any material defects in any common or other shared elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
36 Are you aware of any existing indentures/restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
37 Are you aware of any violation of the indentures/restrictions by yourself or by others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
38 Is there a recorded shared driveway/street/road maintenance agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
39 Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
40 Please explain any "Yes" answers you gave in this section:			

UTILITIES

Services	Current Provider	Phone #		Avg Monthly Cost
41 Propane	N/A		<input type="checkbox"/> Owned <input type="checkbox"/> Leased	—
42 Gas	N/A			—
43 Electric	AMERICAN MISSOURI			291.00
44 Water	MO AMERICAN WATER			75.50
45 Sewer	AMIS			78.00
46 Trash	WASTE CONNECTIONS			72.00
47 Recycle	N/A ↑			—
48 Internet	AT&T			65.00
49 Phone	CONSUMER CELLULAR			65.00

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:			
50 Zone 1: Age 6 Brand LENOX	<input checked="" type="checkbox"/> Forced Air	<input checked="" type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant <input type="checkbox"/> Baseboard <input type="checkbox"/> Geo-Thermal <input type="checkbox"/> Other
51 Zone 2: Age Brand	<input type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant <input type="checkbox"/> Baseboard <input type="checkbox"/> Geo-Thermal <input type="checkbox"/> Other
Fuel Source of Heating Equipment:			
52 Zone 1:	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Propane <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Solar <input type="checkbox"/> Other
53 Zone 2:	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Solar <input type="checkbox"/> Other
Type of Air Conditioner:			
54 Zone 1: Age 6 Brand LENOX	<input checked="" type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	<input type="checkbox"/> Window/Wall (# of Units:) <input type="checkbox"/> Other
55 Zone 2: Age Brand	<input type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	<input type="checkbox"/> Window/Wall (# of Units:) <input type="checkbox"/> Other

	YES	NO	UNK
56 Are you aware of any problems or issues with any part of the HVAC system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
57 Do you have any existing maintenance agreements in place?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
58 Are any areas of the home not covered by central heating /cooling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: MORNER INSTALLED NEW SYSTEM IN 2020			

60 Please explain any "Yes" or "Other" answers you gave in this section:

FIREPLACE(S)

	YES	NO	UNK
61 Location 1: Room: GREAT ROOM Type: <input checked="" type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
62 Location 2: Room: _____ Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
63 Location 3: Room: _____ Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
64 Are you aware of any problems or repairs needed with any item in this section?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

65 Please explain any "Yes" or "No" answers you gave in this section:
INSPECTED BUT NEVER USED

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

66 Plumbing System: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> PVC <input type="checkbox"/> PEX <input type="checkbox"/> Galvanized <input type="checkbox"/> Other:
67 Water Heater 1: Age: 25 Location: BASEMENT Tank Size: 80GAL <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other
68 Water Heater 2: Age: Location: Tank Size: <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other

		YES	NO	UNK
69	Does the property have an ice-maker supply line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
70	Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate. <i>APRIL 2024</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
71	Are you aware of any problems or repairs needed in the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Other			
75	If well, when was the water last tested? _____ Is test documented? <input type="checkbox"/> Yes or <input type="checkbox"/> No. If yes, please provide documentation.			
76	Do you have a water softener? <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No. If yes, is it <input type="checkbox"/> Owned or <input type="checkbox"/> 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Septic <input type="checkbox"/> Aerator <input type="checkbox"/> Other If Other, please explain:			
80	If septic/aerator, when was system last serviced? <i>N/A</i>			
		YES	NO	UNK
81	Is there a sewerage lift system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
82	Is there a sewerage grinder system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
83	Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 <i>200</i> Brand _____ <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
86	Panel 2: Amps _____ Brand _____ <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
87	Panel 3: Amps _____ Brand _____ <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
Type of Wiring:				
88	Panel 1: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
89	Panel 2: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
90	Panel 3: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
		YES	NO	UNK
91	Are you aware of any problems or repairs needed in the electrical system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
92	Are you aware of any panels in service in the property being subject to recall or otherwise out of date?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
93	Are you aware of any active knob and tube wiring in the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
94	Please explain any "Yes" answers you gave in this section:			
CONSTRUCTION				
95	The property was originally constructed in: <i>1985</i> . Seller has occupied property from <i>2012</i> to <i>PRESENT</i> .			
96	List all significant additions, modifications, renovations, & alterations to the property during your ownership below: <i>DECK</i> <i>EMERGENCY GENERATOR</i>			
		YES	NO	UNK
97	Were required permits obtained for the work described above?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
98	Please explain any "No" answers you gave in this section:			

FOUNDATION

99	Type of Foundation: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Cinder Block <input type="checkbox"/> Stone <input type="checkbox"/> Wood <input type="checkbox"/> Other:			
		YES	NO	UNK
100	Are you aware of any problems or issues with foundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
102	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
103	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
104	Are you aware of any repairs to any of the building elements listed above?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
105	Were required permits obtained for any repairs described above?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <i>1-1/2" x 8" DRY - WARRANTY AVAILABLE & APPLICABLE</i>			
	BASEMENT AND CRAWL SPACE (Complete only if applicable)	YES	NO	UNK
107	Is the home equipped with a sump pit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
108	Is the home equipped with a sump pump?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
109	Are you aware of any issues with sump pit(s) & pump(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
110	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
111	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
112	Please explain any "Yes" answers you gave in this section: <i>SYSTEM REPAIRED / PUMP REPLACED 2025</i>			
	ROOF, GUTTERS AND DOWNSPOUTS	YES	NO	UNK
113	What is the approximate age of the roof? <i>4-5</i> Is it documented? If yes, please provide documentation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
114	Are you aware of any active leaks to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
115	Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
116	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
117	Are you aware of any problems with the roof, gutters or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
118	Does the property have multiple layers of roofing currently installed on any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
119	Please explain any "Yes" answers you gave in this section and attach any documentation: <i>NEW ROOF 2022</i>			
	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
121	Are you aware of any uncorrected damage to the property caused by above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
122	Are you aware of any control reports for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
123	Are you aware of any control treatments to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
125	Please explain any "Yes" answers you gave in this section: <i>UNITED SPRAYING SERVICE APPROX EVERY 3 MONTHS</i>			
	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
127	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
130	Please explain any "Yes" answers you gave in this section:			

SURVEY AND ZONING				YES	NO	UNK
131	Do you have a survey of the property? If yes, please attach.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
132	Does the survey include all existing improvements on the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
133	Are you aware of any shared or common features with adjoining properties?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
135	Is any portion of the property located within the 100-year flood hazard area (flood plain)?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
141	Oven	<input type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
142	Cooktop	<input type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
143	Outdoor Grill	<input checked="" type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	
144	Dryer Hookup	<input type="checkbox"/> N/A		<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
145	Built in Microwave	<input type="checkbox"/> N/A	Age			
146	Built in Refrigerator	<input type="checkbox"/> N/A	Age			
147	Dishwasher	<input type="checkbox"/> N/A	Age			
148	Garbage Disposal	<input type="checkbox"/> N/A	Age			
149	Trash Compactor	<input checked="" type="checkbox"/> N/A	Age			
150	Electric Pet Fence	<input checked="" type="checkbox"/> N/A	# of collars			
151	Gas Powered Exterior Lights	<input checked="" type="checkbox"/> N/A	# of lights			
152	Security System/Cameras	<input checked="" type="checkbox"/> N/A		<input type="checkbox"/> Owned	<input type="checkbox"/> Leased	
				YES	NO	UNK
153	Are you aware of any items in this section in need of repair or replacement?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
157	Is the property located in an area that requires any specific disclosure(s) from the city or county?				<input checked="" type="checkbox"/>	<input type="checkbox"/>
158	Is the property designated as a historical home or located in a historic district?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
159	Is property tax abated or subject to a tax freeze (such as Senior Property Tax Freeze)? If yes, attach documentation from taxing authority.			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
160	Are you aware of any pets having been kept in or on the property?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
161	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
162	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
163	Are you aware if carpet has been laid over a damaged wood floor?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
164	Are you aware of any existing or threatened legal action affecting the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
165	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
166	Please explain any "Yes" answers you gave in this section: ITEM 155 - SUELE EVIDENT ITEM 156 - CRESTWOOD ITEM 160 - 2 PETS - BOSTON BIRD 2015 ITEM 160 - TAX FREEZE 2015					

ADDITIONAL COMMENTS

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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.

Paul B. Knese 19 MAR 26
SELLER SIGNATURE DATE

Judith C. Knese 19 MAR 26
SELLER SIGNATURE DATE

Paul Knese
Seller Printed Name

Judy Knese
Seller Printed Name

BUYER'S ACKNOWLEDGEMENT:

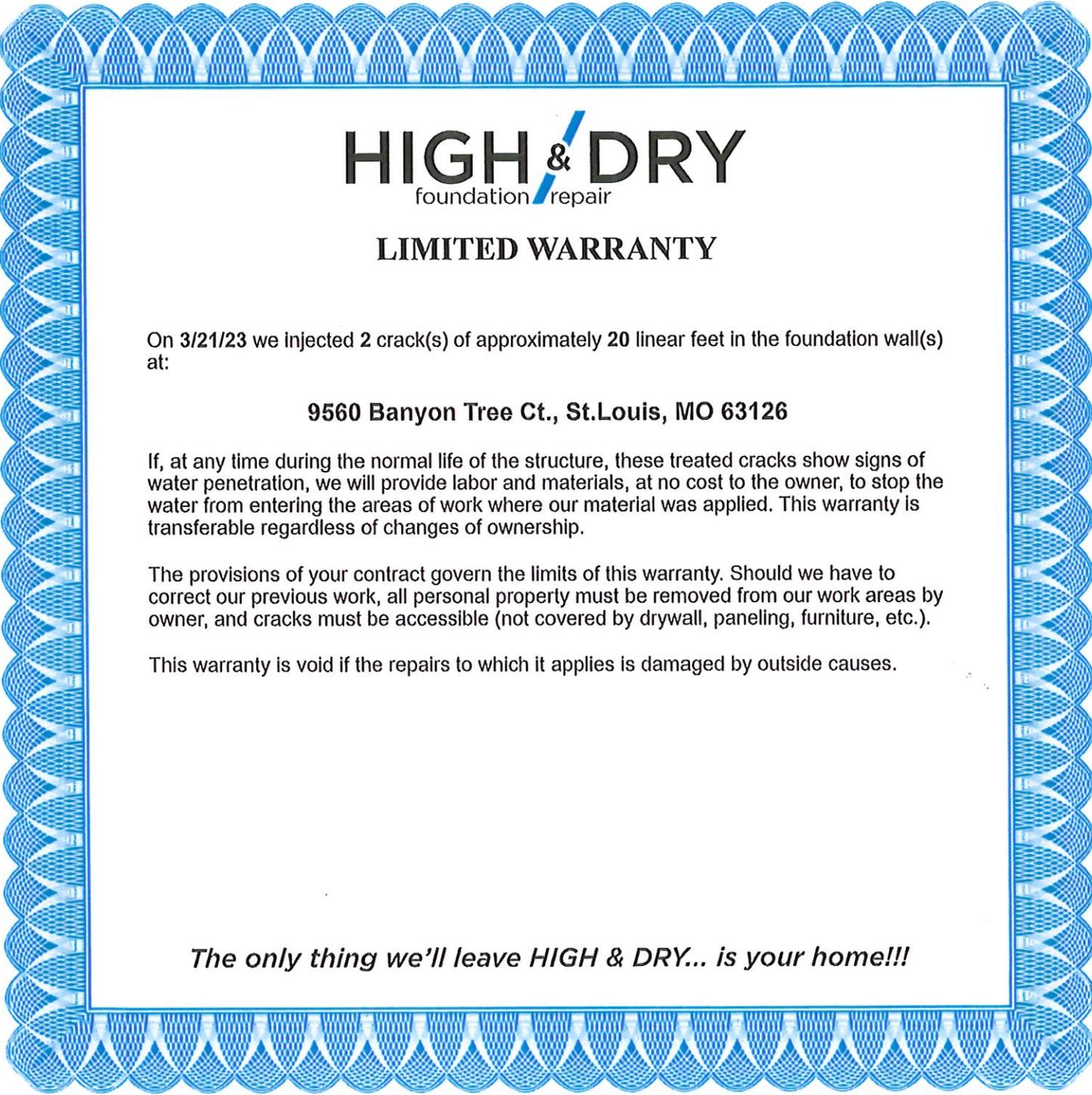
Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Seller's Disclosure Statement, 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



HIGH & DRY

foundation repair

LIMITED WARRANTY

On **3/21/23** we injected 2 crack(s) of approximately **20** linear feet in the foundation wall(s) at:

9560 Banyon Tree Ct., St.Louis, MO 63126

If, at any time during the normal life of the structure, these treated cracks show signs of water penetration, we will provide labor and materials, at no cost to the owner, to stop the water from entering the areas of work where our material was applied. This warranty is transferable regardless of changes of ownership.

The provisions of your contract govern the limits of this warranty. Should we have to correct our previous work, all personal property must be removed from our work areas by owner, and cracks must be accessible (not covered by drywall, paneling, furniture, etc.).

This warranty is void if the repairs to which it applies is damaged by outside causes.

The only thing we'll leave HIGH & DRY... is your home!!!



LIMITED WARRANTY

On 3/21/23 we laterally braced approximately 27 linear feet in the approximate location identified on the contract at:

9560 Banyon Tree Ct., St.Louis, MO 63126

If, at any time during the normal life of the structure, these treated walls show signs of inward lateral movement, we will provide labor and materials, at no cost to the owner, to stop the lateral movement in the areas of work where our carbon fiber straps were applied. For a masonry wall, the warranty does not include shear between the first and second block. This warranty is transferable regardless of changes of ownership.

The provisions of your contract govern the limits of this warranty. Should we have to correct our previous work, all personal property must be removed from our work areas by owner, and cracks must be accessible (not covered by drywall, paneling, furniture, etc.).

This warranty is void if the repair to which it applies is damaged by outside causes.

The only thing we'll leave HIGH & DRY... is your home!!!



Permanent Concrete Wall Repair

Best under pressure.

THE ONLY SOLUTION WITH ALL THESE BENEFITS:

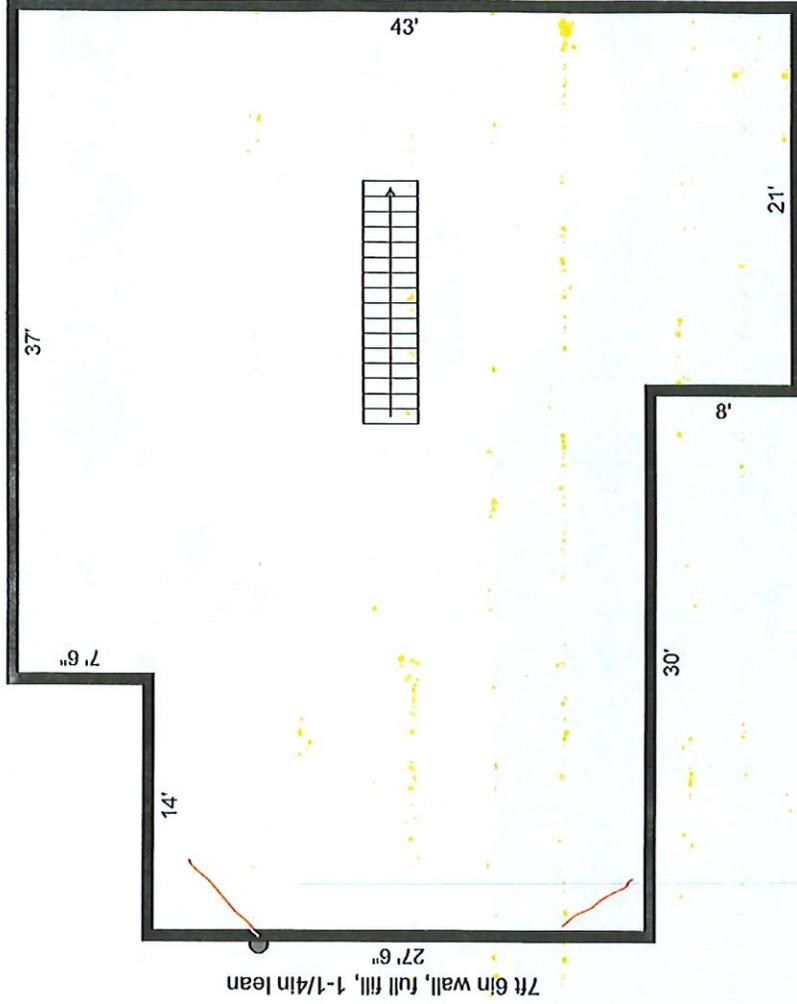
- ✓ ICC-ES building code certification.
- ✓ Lifetime warranty.
- ✓ Stronger than original wall.
- ✓ Carbon fiber & Kevlar system.

Legend

Foundation



Stairs



Front

101921mdmf (Copy)

HIGH & DRY foundation repair
2103 Penta Dr.
High Ridge, MO 63049
www.highanddrystl.com



Project Address
Paul Knese
9560 Banyon Tree Ct.
St. Louis, MO 63126

Created By
Dave Funk
(314) 471-4077
2/11/2023

A Complete System For A Complete Solution

Top Anchor

The first company to develop a top-of-wall anchor.

The Fortress top anchor is post-tensioned after installation. This ensures that the top anchor and wall are engaged under tension, and holding fast, when the job is complete. No other company has a post-tensioned wall anchor.

A stronger connection. The Fortress top anchor is mechanically fastened (bolted) to the rim joist, not the sill plate. By connecting to the rim joist, the Fortress top anchor engages not only the sill plate, but the building's floor system as well, providing a stronger, more durable anchor.

Bolting to the wide face of the rim joist is safer. By contrast, drilling and bolting into the edge of a sill plate weakens the wood by taking up a large cross section. In addition, many older homes do not have enough sill plate-to-foundation wall connections to guarantee that the sill plate will hold under stress. Finally, anchoring a carbon fiber strap to the sill plate, instead of the rim joist, does not engage the floor system (first story floor to top of basement wall).

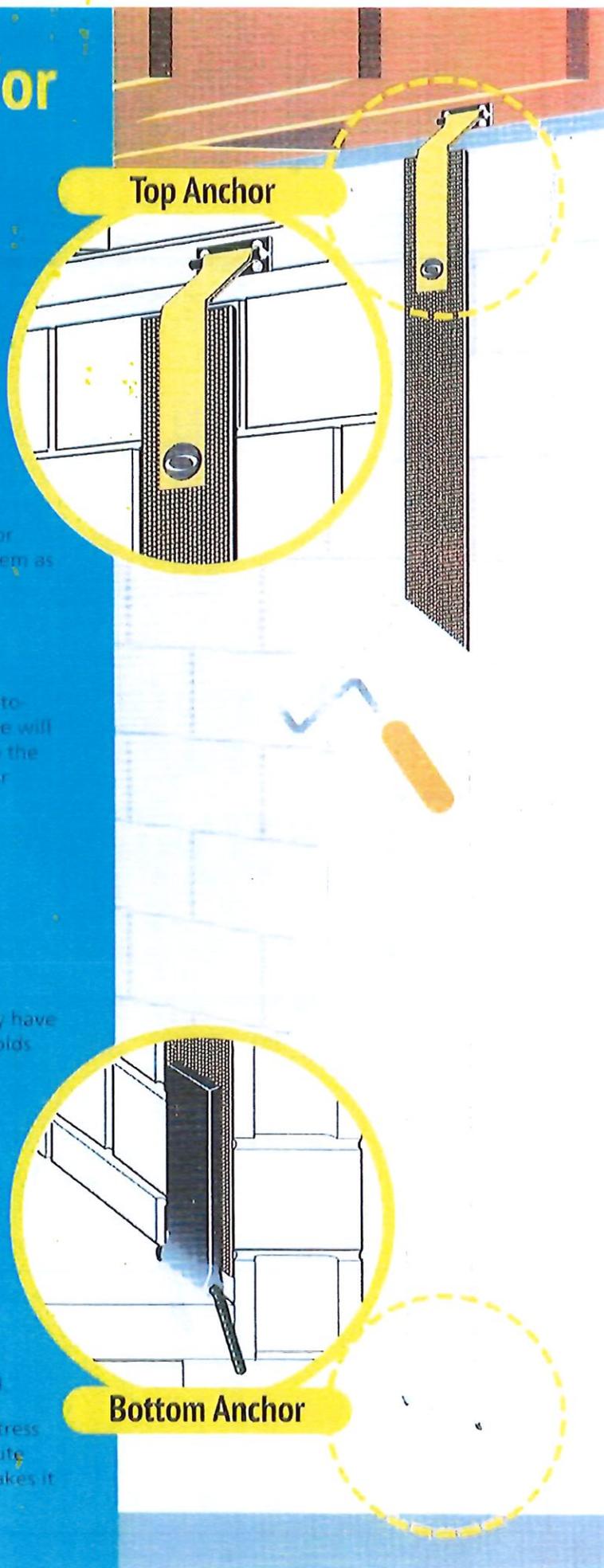
Bottom Anchor

The best in the industry. Here's why:

Fortress anchor grips your masonry and arrests movement. Shear slides usually occur near the bottom of masonry walls where shear forces are greatest. You already have an asset: your basement floor. A basement floor already holds the bottom of your wall in place. Fortress' bottom Anchor uses this asset to secure the Carbon-Kevlar Strap and resist shear slides. The Fortress Anchor is used in both masonry and concrete.

Using the basement floor as the anchor points is superior to the footing. Do you know the condition of your footing? You can't see it. What will happen if your contractor drills into it? What if your contractor cuts the critical steel reinforcement in your footing? It could crack or settle, and you won't know it until after your basement contractor is long gone. Don't risk your footing. The Fortress Anchor uses the strength of your existing concrete floor to secure the bottom of your basement wall.

The best solution to bottom-of-wall anchors. The Fortress bottom anchor takes the proven American Concrete Institute recommendation for anchoring carbon fiber straps and makes it better.



What goes into the Fortress Carbon-Kevlar Strap?

Not all carbon fiber is created equal

Before considering another carbon fiber system, ask how the fibers are made. Fortress uses carbon filaments manufactured using the polymer polyacrylonitrile (PAN). The PAN precursor is spun and stretched into fibers, orienting the carbon molecules and then oxidized at 390 to 570 degrees Fahrenheit. These fibers are then carbonized to virtually pure carbon by heating under tension to temperatures between 2,700 and 3,600 degrees Fahrenheit. This method creates the strongest fibers on earth.

Carbon fiber produced from petroleum pitch or rayon produce inferior fiber. You can trust Fortress uses only the best fibers to produce its strengthening products.

You can see that it's done right

Open Grid Technology, unique only to the Fortress Carbon-Kevlar Strap, assures that no voids are left behind when installing the strap. You can literally see that the epoxy bond is 100% complete.

No Fortress competitor with unidirectional, bidirectional or solid plate products can visually confirm that voids do not exist between their product and the bonded substrate.

The Open Grid Technology is a Fortress original, fabricated in Holland, Michigan using the finest materials available.



A second step for a stronger bond

Fortress 2-Step-Strong epoxy bonding process assures that a high strength bond to concrete and masonry is formed. Fortress' bond is so strong that the surface of the concrete or block will fail before the bond fails.

Unlike other systems where their strap is simply pressed and rolled into an adhesive, Fortress goes further. After the Fortress strap is pressed into place, a strip of specially designed, clear Mylar is placed over the strap.

This second step of pressing and rolling the Mylar into the epoxy over the Carbon-Kevlar strap forces the epoxy into and around every carbon fiber group. This creates a small vacuum under the Mylar so air and voids are forced out. This provides visual assurance that all air bubbles and voids are eliminated.

Our process prevents excess moisture and humidity from weakening the epoxy curing process. No one else takes this extra step to verify you get a completely bonded strap.

Strongest strap available.

The Fortress strap utilizes more strength of individual carbon filaments than its competitors. A tensile load of almost 12 tons is needed to break a standard width of our strap.

Product	Ultimate Tensile Strength (psi)
Fortress Carbon-Kevlar	217,300
Zoltek Panex PX35	203,000
VSL V-Wrap C100	140,000
Edge FiberBond	140,000
Quakewrap TU27C	135,000
Fife Tyfo SCH-41	121,000
Sika SikaWrap Hex 117C	105,000
Rhino	51,571

Soil Pressure

The Only System With ICC Certification and a Lifetime Warranty



What does "ICC certified" mean?

The International Code Council (ICC) was formed in the 1990s by the three major U.S. regional building code agencies and developed the current International Building Code. This code is used to protect public health and building safety throughout the United States and in countries around the world. ICC developed its Evaluation Service (ICC-ES) to certify that products intended to be installed in a home or business are safe and are building code approved. Certification by the ICC-ES means a product and its manufacturing process have been tested, evaluated and regularly audited by ICC to meet or exceed product performance reliability. Fortress obtained ICC-ES certification through a rigorous testing process performed by an ISO 17025 accredited laboratory at the University of Miami, Structures and Materials Laboratory. The ICC-ES certification identifies Fortress Stabilization Systems as a premier building product manufacturer able to produce consistent and reliable product performance. A copy of the Fortress Stabilization Systems' ICC-ES report is located on our web site.

Why does ICC certification matter?

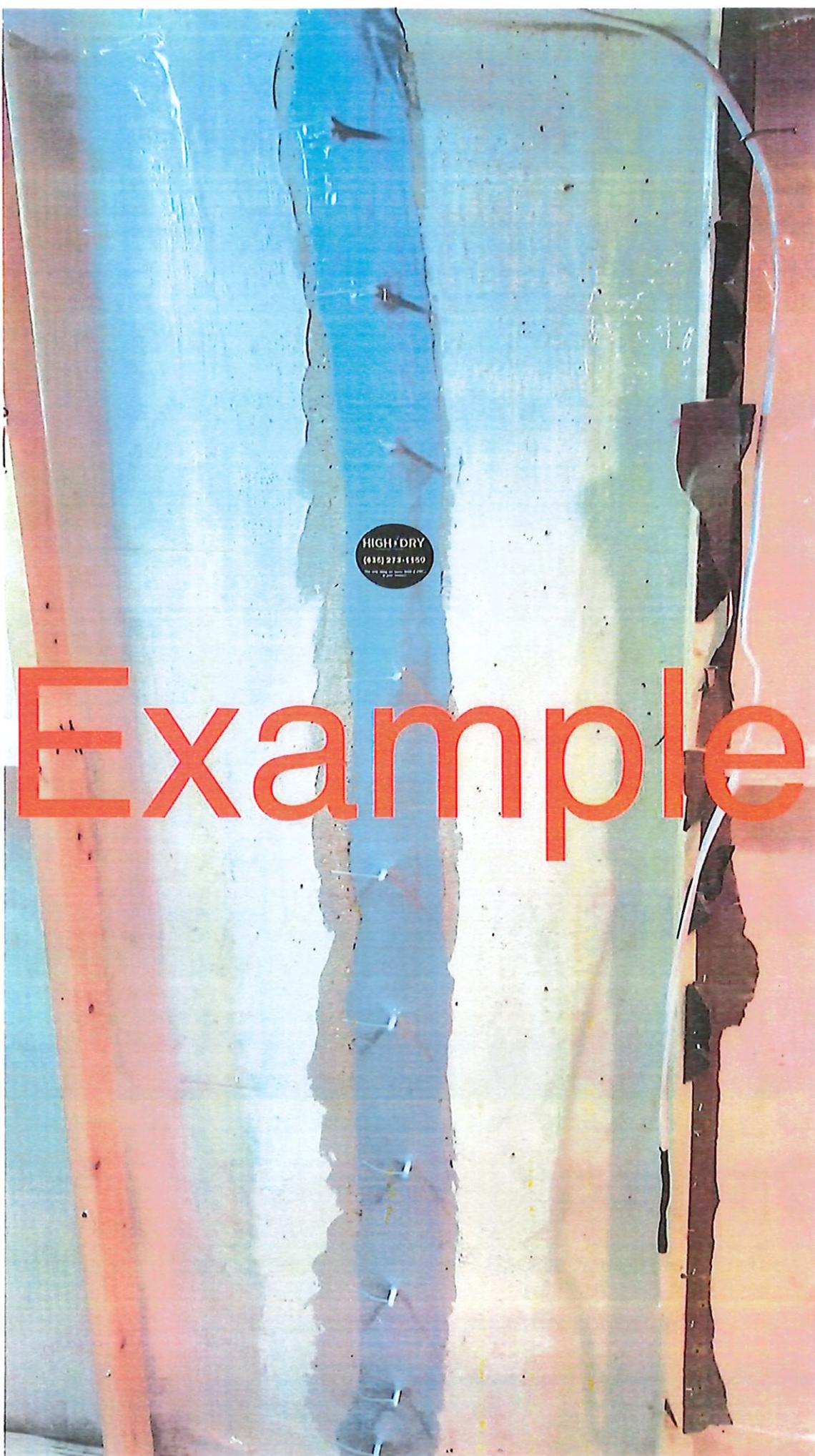
An ICC-ES approved product can be immediately identified by any code official, home inspector, or bank appraiser as building code approved. The ICC ESR report number identifies the Fortress system as approved by every local building code agency in the United States. This means a Fortress certified product will pass every building code inspection so you can have peace of mind that it's safe for your home. Fortress' transferable lifetime warranty together with ICC-ES certification will show potential buyers and lending institutions that you installed the best system available if you ever decide to sell your home.

The Fortress Stabilization System is protected by Patent No. 6,692,595 / 6,746,741 / 6,846,537 / 7,743,585 / US RE39,839 E / 7,823,354 / 8,142,102 / 8,367,569 / and other pending patents.



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Tel: 616-355-1421 Fax: 616-355-1428
Email: Solutions@FortressStabilization.com

1-800-207-6204 | www.FortressStabilization.com



HIGH DRY
(616) 273-1100

Example