

CLAYSON
MANION
REAL ESTATE
90 Years
1936 - 2026

9244 Old Bonhomme Road | Olivette



Situated in the sought-after Ladue School District, this 4-bedroom, 3-bathroom home reflects true pride of ownership with thoughtful updates throughout. The entry opens to a spacious living room, where large new windows & French doors bathe the home with natural light. An open floor plan flows into a charming dining room overlooking the parklike backyard - ideal for both everyday living and entertaining. Step outside to a beautifully established yard featuring a stunning custom-built gazebo. The deck and patio create an idyllic setting for outdoor dining and relaxation. The updated kitchen connects seamlessly to a generous breakfast room, enhancing the home's easy, functional layout. A main-level bedroom, currently used as a den, offers flexibility, while a full bathroom on the main floor adds convenience. Upstairs, the serene primary suite includes a private en-suite bathroom. Two additional bedrooms are comfortably sized, complemented by another full bathroom and ample closet and storage space. The lower level provides valuable additional space and includes a well-proportioned cedar closet. An attached two-car garage with direct access to the kitchen and breakfast room adds every day ease.





BUTLER FELSHER | GROUP
ButlerFelsher.com

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Gladys Manion's #1 Team 2025



Locally Owned and Operated Since 1936
314-721-4755
GladysManion.com

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 If you do not understand it, consult your attorney.
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Form # 2091

01/26

52376590

SELLER'S DISCLOSURE STATEMENT

Property Address : 9244 Old Bonhomme Road, Olivette, MO 63132

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.	X	-	-
2	Please explain any "Yes" answers you gave in this section: <i>At the time of replacing windows, the window contractors (Pella & Renewal by Anderson) found the use of lead-based paint and remediated it. No documentation exists.</i>			
	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.	-	X	-
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.	-	X	-

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.			-	X	-
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?			-	X	-
10	Are you aware if it has ever been covered or removed?			X	-	-
11	Are you aware if the property has been tested for lead?			-	X	X
12	Please explain any "Yes" answers you gave in this section including test date, type of test and results:					
	<i>⑩ See line # 2 for explanation.</i>					
Radon				YES	NO	UNK
13	Are you aware if the property has been tested for radon gas?			-	-	X
14	Are you aware if the property has ever been mitigated for radon gas?			-	-	X
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?			-	X	-
17	Are you aware of anything with mold on the property that has ever been covered or removed?			X	-	-
18	Are you aware if the property has ever been tested for the presence of mold?			-	-	X
19	Please explain any "Yes" answers you gave in this section: <i>⑪ In 2017 small closet in Master Bedroom had mold appear on ceiling due to a leaky condensation pan for the Heat Pump located in the attic. Entire closet was remediated with new structure. Heat Pump & Drip Pan replaced. No receipt found.</i>					
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.?			-	X	-
21	Are you aware of any asbestos material that has been encapsulated or removed?			-	X	-
22	Are you aware if the property has been tested for the presence of asbestos?			-	X	-
23	Please explain any "Yes" answers you gave in this section: <i>for mold remediation.</i>					
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.?			-	X	-
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>Chevy Chase Homeowner's Assoc.</i>		
27	Contact Name			<i>WM Garry (or) Nora Grettins (or) Lisa Moore Phone # chevychabest@gmail.com</i>		
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>\$ 188.00</i> per <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Other		
30	Mandatory Assessment #2			\$ _____ 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:					
	<input checked="" type="checkbox"/> entrance sign/structure <input type="checkbox"/> street maintenance <input checked="" 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 type="checkbox"/>	<input checked="" 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 #	<input type="checkbox"/> Owned <input type="checkbox"/> Leased	Avg Monthly Cost
41 Propane				
42 Gas	Spire	800-887-4173		\$96.00
43 Electric	Ameren	800-552-7593		\$208.00
44 Water	Missouri American	866-430-0820		\$56.17
45 Sewer	Metropolitan Sewer District	314-768-6260		\$72.31
46 Trash	Republic Services } one bill	636-947-5959		\$48.00
47 Recycle				
48 Internet				
49 Phone				

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:

50 Zone 1: Age 17 Brand TRANE	<input checked="" 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
51 Zone 2: Age 9 Brand TRANE	<input 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

Fuel Source of Heating Equipment:

52 Zone 1:	<input checked="" 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
53 Zone 2:	<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

Type of Air Conditioner:

54 Zone 1: Age 8 Brand TRANE	<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 9 Brand TRANE	<input checked="" 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: 05/20/2024-Indoor Comfort Team- Replaced CAPACITOR DUAL FOR AC- under warranty. Charged for labor & materials only, \$209.00.

60 Please explain any "Yes" or "Other" answers you gave in this section:
 NOTE: Replace filter for Heat Pump (located in hallway between East bedrooms) every 3 months for optimal conditions. Extra filters located in linen closet. Do NOT replace filter in Attic by Heat Pump per Indoor Comfort Team install.

	YES	NO	UNK
61 Location 1: Room: Living Room Type: <input type="checkbox"/> Wood Burning <input checked="" type="checkbox"/> Gas Logs <input checked="" 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?

65 Please explain any "Yes" or "No" answers you gave in this section: (D) Switched from wood burning to gas November 2018 by Gas Appliance Service. St Louis County Inspector Issued Permit # 18Mec11958

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

66 Plumbing System: <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> PVC <input type="checkbox"/> PEX <input type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Other: UNK
67 Water Heater 1: Age: 18 Location: Basement Tank Size: 50 <input checked="" type="checkbox"/> Gas <input 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.	<input type="checkbox"/>	<input checked="" 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: <i>69. Bosch Refrigerator in Kitchen has an ice maker. No Known Issues</i>			
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?			
	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 <i>UNK</i> <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 checked="" type="checkbox"/>	<input 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: <i>91. Olivette Municipal Inspection advised we needed the outlets by the kitchen sink made GFCI compliant. Owners have scheduled an electrician to do this update.</i>			
CONSTRUCTION			
95 The property was originally constructed in: <i>1951</i> . Seller has occupied property from <i>May 1991 to Present.</i>			
96 List all significant additions, modifications, renovations, & alterations to the property during your ownership below: <i>See attached: LIST OF UPDATES and REPAIRS COMPLETED</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 checked="" type="checkbox"/> Cinder Block <input type="checkbox"/> Stone <input type="checkbox"/> Wood <input type="checkbox"/> Other:			
	L HOUSE L GARAGE	YES	NO	UNK
100	Are you aware of any problems or issues with foundation?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: (103) SOME SOME CRACKS IN GARAGE (104) GROUND WATER TRECKLED INTO BASEMENT NEAR SEWER WHICH EXITS THROUGH BASEMENT WALL IN LAUNDRY AREA. REMEDIATED BY QUALITY WATER PROOFING SEPT 23, 2025			
	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 checked="" type="checkbox"/>	<input 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: 107. SUMP PIT INSTALLED 108. SUMP PUMP INSTALLED IN WORKING ORDER 110. IF LEAVES/DEBRIS NOT REMOVED FROM BOTTOM OUTSIDE STAIRS DRAIN WILL PLUG & WATER COMES IN UNDER DOOR 110. SEE EXPLANATION LINE 106.			
	ROOF, GUTTERS AND DOWNSPOUTS	YES	NO	UNK
113	What is the approximate age of the roof? 9 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 checked="" type="checkbox"/>	<input 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: (115) ICE DAM FORMED AT DORMER. BOPE DRY ROOFING REMEDIATED WITH INSERTION OF RUBBER SPECIALIZED RUBBER SHEETS UNDER SHINGLES (116) 2016 REPLACED ROOF W/50yr shingles.			
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
125	Please explain any "Yes" answers you gave in this section: 123.+124 We receive yearly reports after annual termite inspection-no termites indicated. Contract with Terminix, due in Sept. Cost \$355/yr. Terminix now known as BUGOUT.			
	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 checked="" type="checkbox"/>	<input 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: 131. SURVEY ATTACHED 133. EASEMENT AGREEMENT ATTACHED						
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 checked="" type="checkbox"/>	<input 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. 138. See attached "ST FARM CLAIM# 25-87W3-25H". Seller received no compensation.						
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	2	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
141	Oven	<input checked="" type="checkbox"/> N/A	Age		<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	
142	Cooktop	<input checked="" type="checkbox"/> N/A	Age		<input type="checkbox"/> Gas	<input 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 checked="" type="checkbox"/> N/A	Age				
146	Built in Refrigerator	<input type="checkbox"/> N/A	Age	12			
147	Dishwasher	<input type="checkbox"/> N/A	Age	16			
148	Garbage Disposal	<input checked="" type="checkbox"/> N/A	Age	10			
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 type="checkbox"/> N/A			<input type="checkbox"/> Owned	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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: 155 - Property has been occupied by present owners since May 1991. 156 - City of Olivette requires a Residential Occupancy Permit. 160 - Owners had 2 dogs (#1 1995 to 2007 #2 2013-2025)						

ADDITIONAL COMMENTS

167
168
169
170
171
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175
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177

In June 2022 we installed a bio-swale and a rain garden to help with sustainable storm-water drainage through the MSD project clear and the MD Botanical Garden Small Grant Program.

Seller attaches the following document(s): LIST OF UPDATES & REPAIRS COMPLETED, INVOICE FOR ROOF REPLACEMENT, NON-CERTIFIED SURVEY, EASEMENT AGREEMENT, ST FARM CLAIM # 25-87W3-25H, LIEN WAIVER FOR OMNI TREE SERVICE, LIEN WAIVER FOR SELLER'S ACKNOWLEDGEMENT: QUALITY WATER PROOFING

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.

 04-10-26
SELLER SIGNATURE DATE

 04-10-2026
SELLER SIGNATURE DATE

JAMES R. WAGAY
Seller Printed Name

Susan L. Wagay
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

9244 Old Bonhomme Road
List of updates and repairs completed

Date Completed	Approximate Cost	Description
1998	\$2,400	Sump pump pit, sump pump and basement drainage (around perimeter)
1998	\$2,850	Heat pump installed in attic for zoned heating to 2nd floor bedrooms
2001	\$27,000	Bathroom installed for master bedroom; renovated other upstairs bathroom
2002	\$8,500	Stone wall (along front of property) installed replacing tie wall
2006	\$1,200	Garage door- new, aluminum
2006	\$8,000	Replaced backyard fence with Ozark Copperwood, 25/yr warranty/\$25 transferrable fee
2008	\$1,100	Water heater (high efficiency)
2008	\$360	Bolted a fire safe into 1st floor closet floor (3.8 cu ft)- works with key or four AA batteries
2009	\$3,875	Furnace - main (high efficiency- TRANE 95)
2010	\$20,800	Kitchen and breakfast rooms remodeled; Brazilian Cherry hardwood flooring added
2010	\$400	Dishwasher, new BOSCH
2012	\$800	Stone patio for garbage can, etc. laid inside perimeter fence by drive. Removed shrubs and added fence protecting the basement exterior stairs
2012	\$7,400	Replaced 10 windows, double-hung, wood [Pella]
2014	\$8,000	Refrigerator, new/built-in BOSCH
2016	\$11,450	New roof, Owens-Corning "Duration Estate Gray" 50 yr w/ridge vents [Bone Dry Roofing]
2017	\$4,200	Closet rebuild/repair (master bedroom) and replaced heat pump & drip pan
2018	\$1,000	Fireplace converted to gas burning
2020	\$6,800	Asphalt drive and parking pad replaced, with drainage piping under garage entry
2020	\$650	Rubber ice dam inserted under shingles at dormer [Bone Dry Roofing]
2021	\$30,000	New deck, patio, walkway, and rear entry stoops
2022	\$36,950	Replaced french door, all remaining windows, and 2 rear entry doors [Renewal by Andersen]
2022	\$2,000	Removed carpet stairway and upstairs foyer; painted risers, refinished treads & foyer flooring
2022	\$3,000	Added second floor foyer closet wall and window seat
2022	\$6,000	Gazebo added over deck 12'x16'; installed electric power and added ceiling fan & lighting.
2022	\$10,600	Installed rain garden, bioswale, water drainage with piping underground
2022	\$1,000	Built 2 raised garden beds (bases are cedar), Architect-designed garden cover on one bed
2024	\$3,900	Repaired & coated exterior basement steps with epoxy [Archway Industrial Coatings]
2024	\$3,500	Range/oven replaced [Kitchen-Aid]
2024	\$1,100	Three front lanterns replaced
2024	\$6,700	Eight, 6-panel wood doors replaced on second floor
2025	\$11,000	New 6" gutters with "Leaf Filter" system installed [Leaf Filter]
2025	\$11,000	Dying 6 foot-diameter, 80 foot-high oak tree at back of property removed
2025	\$1,241	Repaired small stormwater leak in foundation around exit area for sewage pipe through back basement wall [Quality Waterproofing]
2026	\$460	Rear outside faucet replaced and inside pipe/bib repaired (froze/broke)
Multi-year	\$7,000	Native perennials installed around property



Bone Dry Roofing - St. Louis
11368 Dorsett Rd
Maryland Heights, MO 63043

Phone: 636 489-1830
Fax: 636 489-1829

Invoice
91213
11/30/2016

Printed 11/23/2016

Bill To: Susan Wagy 9244 Old Bonhomme Rd Saint Louis, MO 63132	Work Location: Susan Wagy 9244 Old Bonhomme Rd Saint Louis, MO 63132
Terms: Due Upon Receipt	Sales Rep:

Start Date: 11/30/2016 63132 Reroof **Job: 349437**

Date	Product/Service	Description	Amount
11/30/2016	Install Owens Corning Duration-	Estate Grey	\$10,878.00
11/30/2016	Misc. Charges	Install 112ft of ridge vent for ventilation	\$756.00
11/30/2016	Angies List Roof Discount	\$200 Discount through Angies List for complete roof replacement.	(\$200.00)

Subtotal: \$11,434.00
Tax: \$0.00
Paid: \$0.00
Total: \$11,434.00

Additional Items	Description	Price	Qty	Amount
1				
2				
3				
4				

*Paid by check # 531683
in full*

Scheduled: \$11,434.00
Add-On Sub-Total _____
Total: _____
Walkthrough Completed: _____

Work completed to my satisfaction: _____

Thank You

BONE DRY ROOFING, INC.

11368 Dorsett Rd. • Maryland Heights, MO 63043
(636) 489-1830 • Fax (636) 489-1829
www.bonedrystlouis.com

HOME IMPROVEMENT PROPOSAL

Date 11-18-16
Customer Type AL

SUBMITTED TO: Cust. ID# 152631
NAME Susan Wagy
STREET 9244 Old Bonhomme Rd
CITY Olivette **ST** Mo **ZIP** 63132
TELEPHONE (H) _____ **(W)** _____ **(C)** 314-960-4084

WORK TO BE PERFORMED AT:
STREET _____
CITY _____ **ST** _____
EMAIL Susan.wagy@concentrix.com

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of: **JOB DURATION** _____
TEAR OFF 28.18 **SQ LAYERS** 1 **PITCH** 5,8,10/12 **EST. START DATE** _____

MATERIALS AND SERVICES:

- SYNTHETIC FELT
- VALLEY W/ICE/H₂O SHIELD
- PIPE FLASHING 3-lead
- ROOF VENTS Flue cap
- RIDGE VENT Option
- DRIP EDGE White
- GUTTER APRON White

WOOD ADDITIONAL COST:

- 1 x 6 5.00 per ft.
- PLYWOOD TO MATCH 45.00 per sheet
- 7/16" OSB 35.00 per sheet
- TRIM BOARDS _____ per ft.
(paint not included)

CHIMNEY REFLASH:

- BRICK COLOR _____ SIDED
- Recommend Masonry Inspection
- COPPER FLASHING _____ ft.
- BRICK WALL FLASHING _____ ft.
- BRICK CHIMNEY FLASHING 10 ft.

YOUR ROOFING OPTIONS:

- GOOD Owens Corning Supreme 25-year 3-tab, 60 mph wind rating \$ _____ /MO.
 - BETTER Owens Corning Oakridge 30-year architectural 110 mph wind rating \$ _____ /MO.
 - BEST Owens Corning Duration 50-year architectural 130 mph wind rating \$ 10,878.00 /MO.
- slw COLOR Estate Grey

- Ice/H₂O Shield 3' Along Eaves (includes gutter apron... Gutter lines only) \$ Included /MO.
- Ventilation System Upgrade... Install 112 ft of ridge vent for ventilation \$ 756.00 /MO. slw
- Skylight Replacement (no interior trim/paint) \$ _____ /MO.
- Attic Insulation: R _____ \$ _____ /MO.
- R _____ \$ _____ /MO.
- R _____ \$ _____ /MO.
- Gutter Replacement (will be invoiced separately from roofing) \$ _____ /MO.
- Gutter Protection Selection Good _____ \$ _____ /MO.
- Better _____ \$ _____ /MO.
- Best _____ \$ _____ /MO.

Additional Work/Notes... \$ 11,634.0 /MO.
Additional Work/Notes... Includes mod bitumen in dead valley area on front of home \$ _____ /MO.

All material is guaranteed to be as specified and work completed in a substantial workmanlike manner for the **SUM OF:** \$ -200.00 /MO.

Financed Amount \$ _____
Balance Due At Completion \$ 11,434.0

- Platinum Warranty: (50 years material non pro-rated, Limited lifetime workmanship)
- IWS
- Starter Strip
- Ventilation
- Ridge Cap
- OC Felt

Respectfully submitted by on this 18 day of November, 2016.
Per Ron Russelburg
Note - This proposal may be withdrawn by Bone Dry Roofing, Inc. within 30 days from the date of submission if not accepted in writing by Customer and returned to Bone Dry Roofing, Inc. prior to withdrawal by Bone Dry Roofing, Inc. **Customer Service # 636-489-1830**

ACCEPTANCE OF PROPOSAL

The above prices, specifications and Bone Dry Roofing, Inc.'s Statement of Terms and Conditions are incorporated by reference. Some of these terms and conditions are on the reverse side, all terms and conditions are available for review on the Bone Dry Roofing website or upon request. Customer hereby accepts all terms and conditions and authorizes Bone Dry Roofing, Inc. to do the work as specified.

Customer Susan Wagy Date 11-22-2016

TERMS AND CONDITIONS

Your signature on this Proposal creates a contract between you (the "Customer") and Bone Dry Roofing, Inc. ("BDR"). In addition to the scope of work and terms described on the preceding page, the following terms and conditions control this contract between Customer and BDR.

- 1. Parties.** The parties to this Contract are you and BDR. This Contract does not create any relationship between you and any other entity. You understand that other companies related to BDR may provide you with proposals and you may enter into separate contracts with those entities. The terms of this Contract do not control those relationships and any other contracts you may enter into with those entities do not affect the terms of this Contract. Nothing in this Contract will create a third-party beneficiary relationship.
- 2. Recommendations and Options.** You understand that BDR may offer recommendations of Work and/or Options for you to pick from. These recommendations and options are not guarantees or warranties that the offered work will suit your particular needs, purposes, or desires. Your selection of certain recommendations or options may affect the Price of the Work.
- 3. Payment.** You agree to pay the full balance of this Contract upon completion of each division of work (roofing, gutters, insulation, etc.) by BDR. Determination of the balance due and the date of completion are solely the responsibility of BDR. In the event of any dispute, including a dispute regarding the quality, character, or completion of the work, or a dispute regarding the balance due, your exclusive remedies shall be defined in the paragraph 7, below. You may not, under any circumstances, withhold amounts, claim an off-set, or unilaterally attempt to charge other amounts to BDR. Your failure to tender the full balance due upon notice of completion is a default of your obligations under this Contract.
- 4. Supplemental Claims.** Homeowner hereby assigns to BDR the right to submit supplemental claims to the homeowner's insurance company for any changes to the work. Any and all supplemental claims billed by BDR for additional work, cost increase, general contracting fees such as Overhead and Profit belong to BDR and become due upon receipt of such payment from the insurance company.
- 5. Warranties.** Unless specifically stated otherwise in this Contract, BDR expressly disclaims any representations and warranties, including without limitation, the implied warranties of merchantability and fitness for a particular purpose.
- 6. Installation Practices.** Unless specifically stated otherwise in this Contract, BDR installs all products in accordance with manufacturer specifications.
- 7. Environmental Conditions.** BDR disclaims any responsibility for all direct or consequential damages caused by mold, mildew or any other environmental hazards including asbestos. Customer hereby holds BDR harmless from all damages caused by mold, mildew or any other environmental hazard.
- 8. Governing Law.** This Contract shall be construed and interpreted according to the Laws of the State of Indiana.
- 9. Disputes.** As the exclusive means of resolving any disputes arising out of this Contract, including, but not limited to, an alleged breach of this agreement and any claim in tort related to the subject matter hereof, a party may demand that any such dispute be resolved by arbitration administered by Midwest Dispute Resolution (www.midwestdispute.com) in accordance with its Summary Arbitration Rules, and each party hereby consents to any such disputes being so resolved. Judgment on the award rendered in any such arbitration may be entered in any court having jurisdiction. A party initiating arbitration pursuant to this section shall file its Notice with Midwest Dispute Resolution, pursuant to its Summary Arbitration Rules, no later than 120 days after the dispute arises. The failure to comply with this requirement will act as an absolute bar to any untimely claim.
- 10. Default and Collections.** In the event of default or in the event an Order or Judgment is entered against you as a result of a Dispute, you will be responsible for all of BDR's expenses incurred in connection with the enforcement of this agreement and collection of amounts due, including attorney fees and court costs.
- 11. Limitation of Liability.** In no event will BDR be liable in contract, tort, strict liability, warranty or otherwise, for any special, incidental or consequential damages, such as, but not limited to, delay, disruption, loss of product, loss of anticipated profits or revenue, loss of use of the equipment or property, non-operation or increased expense of operation of other equipment or systems, cost of capital, or cost of purchase or replacement equipment systems or power. The liability of BDR and of BDR's employees, subcontractors and consultants to you shall not exceed the lesser of \$10,000 or the amount actually paid by you to BDR pursuant to this Contract, regardless of the legal theory under which such liability is imposed.
- 12. Indemnity.** You agree to indemnify and hold BDR and its employees and agents harmless from and against all liabilities, legal fees, damages, losses, costs and other expenses in relation to any claims or actions brought against BDR arising out of any breach by you of these Terms and Conditions or other liabilities arising out of your use of the Work.
- 13. Severance.** If any of these Terms and Conditions should be determined to be invalid, illegal or unenforceable for any reason by any court of competent jurisdiction then such Term or Condition shall be severed and the remaining Terms and Conditions shall survive and remain in full force and effect and continue to be binding and enforceable.
- 14. Entire Agreement.** You agree that you have read and understand the written terms of this Contract. You agree that the written terms of this Contract define the relationship between you and BDR. You further agree that you are not relying upon any statements, advertisements, or representations not explicitly included in this Contract by writing to induce you to enter into this agreement or define or understand the terms of this Contract.

TERMS AND CONDITIONS

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- 4. Supplemental Claims.** Homeowner hereby assigns to BDR the right to submit supplemental claims to the homeowner's insurance company for any changes to the work. Any and all supplemental claims billed by BDR for additional work, cost increase, general contracting fees such as Overhead and Profit belong to BDR and become due upon receipt of such payment from the insurance company.
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- 11. Limitation of Liability.** In no event will BDR be liable in contract, tort, strict liability, warranty or otherwise, for any special, incidental or consequential damages, such as, but not limited to, delay, disruption, loss of product, loss of anticipated profits or revenue, loss of use of the equipment or property, non-operation or increased expense of operation of other equipment or systems, cost of capital, or cost of purchase or replacement equipment systems or power. The liability of BDR and of BDR's employees, subcontractors and consultants to you shall not exceed the lesser of \$10,000 or the amount actually paid by you to BDR pursuant to this Contract, regardless of the legal theory under which such liability is imposed.
- 12. Indemnity.** You agree to indemnify and hold BDR and its employees and agents harmless from and against all liabilities, legal fees, damages, losses, costs and other expenses in relation to any claims or actions brought against BDR arising out of any breach by you of these Terms and Conditions or other liabilities arising out of your use of the Work.
- 13. Severance.** If any of these Terms and Conditions should be determined to be invalid, illegal or unenforceable for any reason by any court of competent jurisdiction then such Term or Condition shall be severed and the remaining Terms and Conditions shall survive and remain in full force and effect and continue to be binding and enforceable.
- 14. Entire Agreement.** You agree that you have read and understand the written terms of this Contract. You agree that the written terms of this Contract define the relationship between you and BDR. You further agree that you are not relying upon any statements, advertisements, or representations not explicitly included in this Contract by writing to induce you to enter into this agreement or define or understand the terms of this Contract.

BONE DRY ROOFING, INC.

Labor Warranty

Bone Dry Roofing, Inc. warrants to the original property owner/customer that the workmanship provided during the installation of the asphalt roofing shingles by Bone Dry Roofing, Inc. will be free from labor defects for the length of time not to exceed the original manufacturer's warranty; and that Bone Dry Roofing, Inc. will repair or replace, at its option, any shingles proven to be defective due to workmanship under the terms of this warranty.

In the event of a repair or replacement pursuant to the terms of this warranty, the original warranty shall apply to the replacement shingles or the repaired shingles and will extend for the balance of the warranty period in effect at the time the shingles were proved to be defective due to a workmanship issue.

Transferability

This limited warranty is transferable by the original property owner/customer to the first subsequent property owner. Warranty will transfer upon receipt by Bone Dry Roofing, Inc. of a recorded copy of the deed transferring ownership, payment of the project in full, and a \$25 administration fee. The transferee will be entitled only to the remaining balance of the warranty provided to the original homeowner.

Inspection

A roof inspection is required every five (5) years. This inspection will be provided at no charge to the original purchaser/owner or their first subsequent property owner, so long as all transferability requirements have been met. It is the customer's responsibility to contact Bone Dry Roofing, Inc. within 90 days before or after 5 years from the original installation date and every 5 years thereafter. This warranty is null and void if the 5-year inspection is not performed as required. Contact us at warranty@bonedryroofing.com to schedule your 5 year inspection.

Pro-Ration

The first 10 years of this warranty will include labor at 100% of cost and will be pro-rated for the remaining years as the coincide with the manufacturer's warranty to reflect the amount of use you have received from your roof. The amount of use will be calculated by dividing the number of months which have elapsed since installation by the number of months in the warranty term.

Limitations

This warranty expires in conjunction with the manufacturer's warranty. This warranty is null and void if homeowner engages any other contractor to perform any repairs on this roof system without Bone Dry Roofing, Inc.'s written consent. This warranty is null and void if homeowner fails to contact Bone Dry Roofing, Inc. within 30 days of becoming aware of the presence of any roof damage or possible defect or the presence of poor workmanship.

This warranty does not provide protection against failure, defect or damage caused by situations and events beyond normal exposure conditions, including but not limited to:

- Winds, including gusts greater than those listed in the warranty agreement as provided by the shingle manufacturer, lightning, hurricane, tornado, hailstorm, earthquake, fire, explosion, flood or falling objects.
- Distortion, cracking or other failure, or movement of the base material over which the shingles are applied, or of the roof deck, or of the walls or foundation of the building itself.
- Damage caused by structural changes, alterations or additions or by the installation of equipment to the structure after the original shingles have been applied.
- Damage to the roof deck or the structure caused by ice backup or damming.
- Damage due to faulty or aged siding, chimney deterioration, or step flashing not replaced prior to completion of the project.
- Damage to property caused by failure to replace old or damaged skylights.
- Damage to property caused by substandard ventilation.

Mold and mildew are functions of environmental conditions and are not workmanship defects. As such, mold and mildew are not covered by this warranty or any implied warranty.

Manufacturers reserve the right to discontinue or modify their products, including the color of the shingles, and as a result, Bone Dry Roofing, Inc. is not liable in the event replacement material varies in color in comparison to the original product as a result of normal weathering. If Bone Dry Roofing, Inc. replaces material under this warranty, it may substitute products designated to be of comparable quality or pricing in the event the initially installed product has been discontinued or modified by the manufacturer.

This warranty, which is effective on shingles applied on or after September 1, 2008, replaces all other oral or written warranties, liabilities or obligations of Bone Dry Roofing, Inc.

This warranty is offered in conjunction with a Bone Dry Roofing, Inc. contract and the terms of that contract are incorporated by reference. This warranty will only become effective upon payment in full of all contract payments.

Space Above Line Reserved for Recorder's Use

1. Title of Document: Easement Deed and Agreement
2. Date of Document: May 17, 2024
3. Grantor(s): James R Wagy and Susan L Wagy, Trustees of the James R. Wagy and Susan L. Wagy Joint Trust Agreement Dated November 14, 2001
9244 Old Bonhomme Road, Olivette, MO 63132
4. Grantee(s): Ashley Stokes Bade, Trustee of the Revocable Living Trust of Ashley Stokes Bade
9240 Old Bonhomme Road, Olivette, MO 63132
5. Statutory Mailing Address: Same as above
6. Legal Description: See Exhibit A attached hereto

File Reference: 24-333983-MK

EASEMENT DEED AND AGREEMENT

This EASEMENT DEED AND AGREEMENT is made and entered into as of this ____ day of May, 2024 by and between James R Wagy and Susan L Wagy, Trustees of the James R. Wagy and Susan L. Wagy Joint Trust Agreement Dated November 14, 2001 (“Grantor”), and Ashley Stokes Bade, Trustee of the Revocable Living Trust of Ashley Stokes Bade, (“Grantee”).

WITNESSETH:

WHEREAS, Grantor is the owner of that certain tract of real property (the “Parcel A”) located in Saint Louis County, Missouri, being more particularly described as:

See attached Exhibit A

WHEREAS, Grantor desires to grant an easement in and upon a certain portion of Parcel A, to Grantee, as owner, and any successor and assigns forever of that certain real property located in Saint Louis County, Missouri, being more particularly described as:

See attached Exhibit B.

NOW THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which Grantor hereby acknowledges, the Grantor agrees as follows:

1. Grant of Easement. Grantor (as the owner of the Parcel A) hereby GIVES, GRANTS, EXTENDS, CONFERS AND CONVEYS UNTO the Grantee, and Grantees successors and assigns forever, a non-exclusive easement in and upon that certain portion of land (the “Easement Area”) on which a portion of Parcel B’s Asphalt Driveway encroaches on Parcel A as shown in the survey attached hereto as Exhibit C. This easement shall continue for maintaining the existing Easement Area in its current location and current dimensions, and shall not allow for the extension or enlargement of the existing Easement Area. In the event that it becomes necessary to have the Asphalt Driveway on Parcel B replaced/repared or that portion of the Asphalt Driveway that is in the Easement Area replaced/repared, then Grantee or the current owner of Parcel B shall cause the same to be replaced/repared and/or maintained at the discretion of Grantee at Grantee’s cost and expense.
2. Use and Enjoyment of Easement. The use and enjoyment of the Easement Area given by this instrument shall extend to the owner of Parcel B in owner’s capacity as the owner of Parcel B, and to any person or entity deriving title to any portion of the Parcel B thereafter forever.
3. Extinguishment of easement. If said Asphalt Driveway is ever removed completely from Parcel B, the easement rights granted in this instrument are hereby forever extinguished.

4. No adverse Possession: Grantee affirms and acknowledges that none of the subject property has been adversely possessed, and Grantee retains no ownership rights in subject easement property aside from those granted in this easement.
5. Miscellaneous. This instrument and the grants, agreements and covenants contained herein may not be altered or amended, except by a duly recorded written instrument duly executed by the then record title owners of all of Parcel A and all of the Parcel B. This instrument shall be governed by and construed according to the laws of the State of Missouri. This instrument and the grants, agreements and covenants contained herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors, heirs and assigns, and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this instrument as of the date first hereunder stated.

GRANTOR:

James R Wagy and Susan L Wagy, Trustees of the James R. Wagy and Susan L. Wagy Joint Trust Agreement Dated November 14, 2001

James R Wagy TRUSTEE
James R Wagy, Trustee

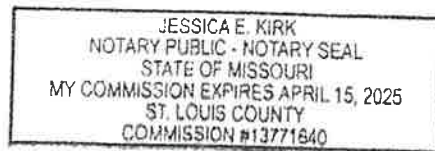
Susan L Wagy, TRUSTEE
Susan L Wagy, Trustee

STATE OF MISSOURI)
) SS
COUNTY OF ST LOUIS)

On this 17TH day of May, 2024, before me personally appeared James R Wagy and Susan L Wagy, Trustees of the James R. Wagy and Susan L. Wagy Joint Trust Agreement Dated November 14, 2001, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed. In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Jessica E Kirk
Notary Public

My term expires:



GRANTOR:

Ashley Stokes Bade, Trustee of the Revocable Living Trust of Ashley Stokes Bade

Ashley Stokes Bade, Trustee
Ashley Stokes Bade, Trustee

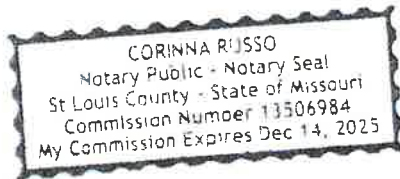
STATE OF MISSOURI)
) SS
COUNTY OF St. Louis)
) same

On this 21 day of May, 2024, before me personally appeared **Ashley Stokes Bade, Trustee of the Revocable Living Trust of Ashley Stokes Bade**, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Corinna Russo
Notary Public

My term expires:



**EXHIBIT A:
("Burdened Property")**

Lots 11 and 12 in Block 1 of Chevy Chase, a Subdivision in the County of Saint Louis, Missouri, according to the plat thereof recorded in Plat Book 24, Page 10 of the Saint Louis County Records.

Known as: 9244 Old Bonhomme Road, Olivette, MO 63132

**EXHIBIT B:
("Benefitted Property")**

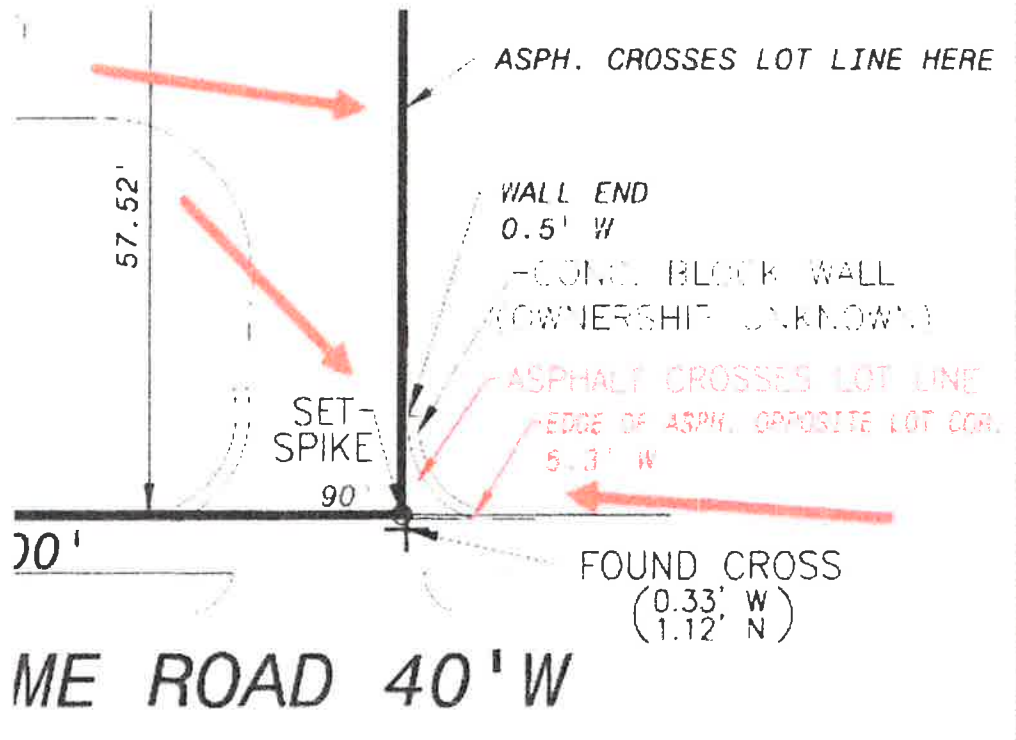
Lot 10 in Block 1 of Chevy Chase, a Subdivision in the County of Saint Louis, Missouri, according to the plat thereof recorded in Plat Book 24, Page 10 of the Saint Louis County Records.

Known as: 9240 Old Bonhomme Road, Olivette, MO 63132

EXHIBIT C

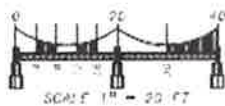
Survey attached on following page, with an excerpt below.

The affected portion of the real estate is located in the Western portion of the surveyed property, and is labeled as "Asphalt Crosses Lot Line".

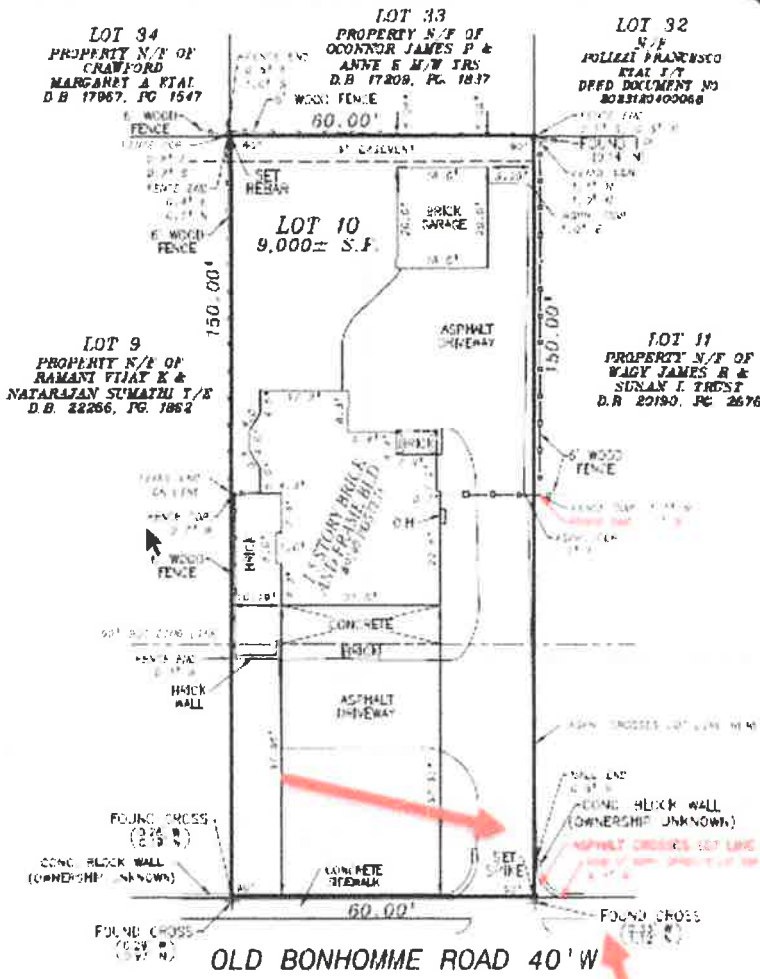


BOUNDARY AND IMPROVEMENT SURVEY

**LOT 10 IN BLOCK 1
CHEVY CHASE
PB: 24, PG: 10 & 11
ST. LOUIS COUNTY, MO**



0.00'
0.05'
0.10'
0.15'
0.20'
0.25'
0.30'
0.35'
0.40'
0.45'
0.50'
0.55'
0.60'
0.65'
0.70'
0.75'
0.80'
0.85'
0.90'
0.95'
1.00'



ADDITIONAL DOCUMENTATION FOUND:
 - ADOPTED AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 23
 - ADOPTED A MERRIAM AT THE SOUTHEAST CORNER OF LOT 24

SCHEDULE # SECTION 11 SPECIAL EXCEPTIONS:
 NONE

SOURCE OF RECORD DESCRIPTION:
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 24 33285, COMPLETION DATE 04 09 2024 AT 04 00 PM, SECTION 10 & 11
 NOTE: EASEMENTS UNLESS OTHERWISE REFERENCED HAVE BEEN TAKEN FROM THE RECORDS.

<p>GENERAL NOTES: 1" = 20.00' HORIZ. 1" = 20.00' VERT. 1" = 20.00' HORIZ. 1" = 20.00' VERT. = NON-RADIAL SURVEYOR'S STATEMENT:</p> <p>I, THE SURVEYOR, HAVE PERSONALLY EXAMINED THE DATA AND INSTRUMENTS USED IN THIS SURVEY AND I AM Satisfied THAT THE DATA IS TRUE AND CORRECT AND THAT THE INSTRUMENTS USED ARE OF SUFFICIENT ACCURACY AND PRECISION TO WARRANT THE PREPARATION OF THIS SURVEY. I HAVE ALSO PERSONALLY EXAMINED THE PROPERTY AND FOUND THAT THE BOUNDARIES SHOWN ON THIS SURVEY ARE THE SAME AS SHOWN ON THE RECORDS OF SAID RECORDS AND THAT THE BOUNDARIES SHOWN ON THIS SURVEY ARE THE SAME AS SHOWN ON THE RECORDS OF SAID RECORDS AND THAT THE BOUNDARIES SHOWN ON THIS SURVEY ARE THE SAME AS SHOWN ON THE RECORDS OF SAID RECORDS.</p>	<p>BASIS OF BEARING OR ANGLES: ON THE CORNER OF LOT 10 & 11 DATE: 04 14 2024</p> <p style="text-align: right;">LEE C. FERNENBACH III SURVEYOR FL-2735</p>
---	--

<p>MERIDIAN LAND SURVEYING 211 CHATELAIN RD #300 PHOENIX, AZ 85024 FAX: 602-946-6088 WWW.MERIDIANLANDSURVEYING.COM</p>	<table border="1"> <tr> <td>DATE:</td> <td>04 14 2024</td> </tr> <tr> <td>DRAWING NO.:</td> <td>01</td> </tr> <tr> <td>PROJECT NO.:</td> <td>77324</td> </tr> </table>	DATE:	04 14 2024	DRAWING NO.:	01	PROJECT NO.:	77324	<p>Sheet 1 of 1</p>
DATE:	04 14 2024							
DRAWING NO.:	01							
PROJECT NO.:	77324							



State Farm
A Participating Insurer of the
California Earthquake Authority
P.O. Box 52295
Phoenix, AZ 85072-2295
CIOS Fax: (800) 529-8467

Structural Damage Claim Policy

This estimate is priced based on estimated market pricing for the cost of materials, labor, and other factors at the time of the loss.

Adjustments in market pricing and timing of the repairs may impact the final cost of covered repairs. Should you or the contractor you select have questions concerning our estimate, please contact us. If your contractor's estimate is higher than ours, you should contact us prior to beginning repairs. State Farm will work with you and your contractor to determine the actual and necessary cost of covered repairs at the time repairs will be completed, subject to policy terms, conditions and limits.

- We want you to receive quality repair work to restore the damages to your property.
- We will provide you with a detailed estimate of the scope of the damage and costs of repairs. Should the contractor you select have questions concerning our estimate, they should contact your claim representative directly.
- Depending upon the complexity of your repair, our estimate may or may not include an allowance for general contractor's overhead and profit. If you have questions regarding general contractor's overhead and profit and whether general contractor services are appropriate for your loss, please contact your claim representative before proceeding with repairs.
- There may be building codes, ordinances, laws, or regulations that affect the repairs of your property. These items may or may not be covered by your policy. Please contact your claim representative if you have any questions regarding coverage which may be available under your policy.
- State Farm® cannot authorize any contractor to proceed with work on your property.
- State Farm does not guarantee the quality of the workmanship of any contractor or guarantee that the work will be accomplished within any specific time frame.
- It is understood that the contractor is hired by you, our insured, and that they work for you - not State Farm.

If you have any questions or need additional information regarding your claim, please contact your claim representative immediately.



Building Estimate Summary Guide

This summary guide is based on a sample estimate and is provided for reference only.
Please refer to the estimate for specifics of your claim.

State Farm Insurance

Insured: Smith, Joe & Jane	Estimate: 00-0000-000
Property: 1 Main Street	Claim number: 00-0000-000
Anywhere, IL 00000-0000	Policy Number: 00-00-0000-0
Type of Loss: Other	Price List: ILBL8F_MAR 13
Deductible: \$1,000.00	Restoration/Service/ Remodel F = Factored In, D = Do Not Apply

Summary for Dwelling

Line Item Total [1]		5,953.10
Material Sales Tax	@ 10.000% x 1,520.00	
Subtotal		6,105.10
General Contractor Overhead [2]	@ 10.0% x 6,105.10	610.51
General Contractor Profit	@ 10.0% x 6,105.10	
Replacement Cost Value (Including General Contractor Overhead and Profit) [3]		7,326.12
Less Depreciation (Including Taxes) [4]		(832.50)
Less General Contractor Overhead & Profit on Recoverable & Non - recoverable Depreciation		(166.50)
Less Deductible [5]		
Net Actual Cash Value Payment [6]		

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes) [4]	832.50	
Less Non - recoverable Depreciation (Including Taxes) [7]		
Subtotal		312.50
General Contractor O&P on Depreciation	166.50	
Less General Contractor O&P on Non - recoverable Depreciation		
Subtotal		
Total Maximum Additional Amounts Available If Incurred [8]		
Total Amount of Claim If Incurred [9]		

Claim Representative

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

1. **Line Item Total** – Total value of all line items in the estimate plus possible adjustments for *labor minimums*. *Labor Minimum* is to cover a certain minimum number of hours for drive-time, set up time and applicable administrative costs and repairs.
2. **General Contractor's Overhead and Profit** – General contractor's charge for coordinating your repairs.
3. **Replacement Cost Value (RCV)** – Estimated cost to repair or replace damaged property.
4. **Depreciation** – The decrease in the value of property over a period of time due to wear, tear, condition, and obsolescence. A portion or all of this amount may be eligible for replacement cost benefits.
5. **Deductible** – The insurer will pay for losses, up to the policy limits, in excess of your applicable deductible.
6. **Net Actual Cash Value Payment (ACV)** – The repair or replacement cost of the damaged part of the property less *depreciation* and *deductible*.
7. **Non Recoverable Depreciation** – *Depreciation* applied to items that are not eligible for replacement cost benefits.
8. **Total Maximum Additional Amount if Incurred** – Total amount of recoverable depreciation after actual repair or replacement of the property.
9. **Total Amount of Claim If Incurred** – Total amount of the claim, including *net actual cash value payment* and *total maximum additional amount available if incurred*.

State Farm

WAGY, JAMES

25-87W3-25H

Insured: WAGY, JAMES
Property: 9244 OLD BONHOMME RD
OLIVETTE, MO 63132-4323
Home:
Cellular:
Type of Loss: Hail
Deductible: \$2,998.00
Date of Loss: 5/16/2025
Date Inspected: 8/4/2025

Estimate: 25-87W3-25H
Claim Number: 2587W325H
Policy Number: 25CB53224
Price List: MOSL28_MAY25
Restoration/Service/Remodel

Summary for Coverage A - Dwelling - 35 Windstorm and Hail

Line Item Total	2,409.93
Material Sales Tax	59.37
Replacement Cost Value	2,469.30
Less Depreciation (Including Taxes)	(362.65)
Less Deductible	(2,998.00)
Actual Cash Value Total	(891.35)
Net Actual Cash Value Payment	\$0.00

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)	362.65
Less Actual Cash Value Total	(891.35)
Subtotal	(528.70)
Replacement Cost Benefits	-528.70
Total Maximum Additional Amount Available If Incurred	0.00
Total Amount of Claim If Incurred	\$0.00

Lyons, Lisa
866-787-8676 x 3526

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

All of painting was completed
by owner.

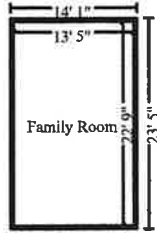
State Farm

WAGY, JAMES

25-87W3-25H

Total: James and Susan Wagy **54.38** **1,449.17** **263.14** **1,186.03**

Main Level



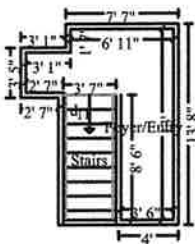
Family Room

Height: 8'

578.67 SF Walls
883.90 SF Walls & Ceiling
72.33 LF Ceil. Perimeter

305.23 SF Ceiling
305.23 SF Floor
72.33 LF Floor Perimeter

QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
5. Seal/prime (1 coat) then paint (1 coat) the surface area						
4.00 SF	1.10	0.07	4.47	5/15 yrs Avg.	(1.49) 33.33%	2.98
6. Paint the ceiling - one coat						
305.23 SF	0.76	3.95	235.92	5/15 yrs Avg.	(78.64) 33.33%	157.28
7. Contents - move out then reset - Extra large room						
1.00 EA	263.95	0.00	263.95			263.95
8. Content Manipulation charge - per hour - after hours						
2.00 HR	90.02	0.00	180.04			180.04
Totals: Family Room		4.02	684.38		80.13	604.25



Foyer/Entry

Height: 8'

335.33 SF Walls
404.77 SF Walls & Ceiling
41.92 LF Ceil. Perimeter

69.43 SF Ceiling
69.43 SF Floor
41.92 LF Floor Perimeter

Missing Wall

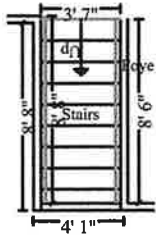
3' 7" X 8'

Opens into STAIRS

QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
9. Seal/prime (1 coat) then paint (1 coat) the surface area						
4.00 SF	1.10	0.07	4.47	5/15 yrs Avg.	(1.49) 33.33%	2.98
10. Paint the ceiling - one coat						
69.43 SF	0.76	0.90	53.67	5/15 yrs Avg.	(17.89) 33.33%	35.78

CONTINUED - Foyer/Entry

QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Totals: Foyer/Entry		0.97	58.14		19.38	38.76



Stairs

Height: 14' 3"

193.00 SF Walls	30.43 SF Ceiling
223.43 SF Walls & Ceiling	55.37 SF Floor
17.15 LF Ceil. Perimeter	20.14 LF Floor Perimeter

Missing Wall

3' 7" X 14' 3 1/16"

Opens into FOYER_ENTRY

QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
No storm related damage found during the inspection						
Totals: Stairs		0.00	0.00		0.00	0.00

Area Totals: Main Level

1,107.00 SF Walls	405.09 SF Ceiling	1,512.09 SF Walls and Ceiling
430.03 SF Floor	448.25 Total Area	134.39 LF Floor Perimeter
430.03 Floor Area	110.93 Exterior Perimeter of Walls	131.40 LF Ceil. Perimeter
998.33 Exterior Wall Area		846.07 Interior Wall Area

Total: Main Level	4.99	742.52	99.51	643.01
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Area Totals: Source - EagleView Roof & Walls

4,657.08 SF Walls	405.09 SF Ceiling	5,062.17 SF Walls and Ceiling
430.03 SF Floor	448.25 Total Area	469.88 LF Floor Perimeter
430.03 Floor Area	446.42 Exterior Perimeter of Walls	131.40 LF Ceil. Perimeter
4,548.41 Exterior Wall Area		846.07 Interior Wall Area
2,509.46 Surface Area	25.09 Number of Squares	383.79 Total Perimeter Length
112.62 Total Ridge Length		

Total: Source - EagleView Roof & Walls	59.37	2,191.69	362.65	1,829.04
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Labor Minimums Applied

State Farm

WAGY, JAMES

25-87W3-25H

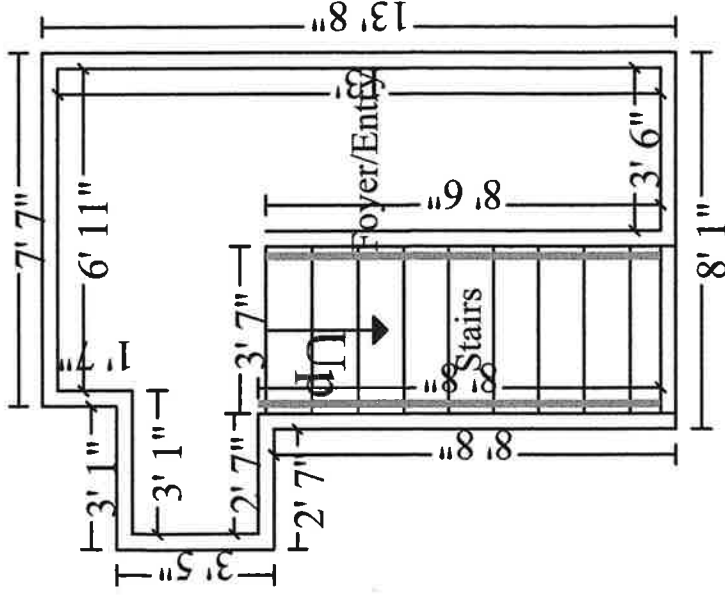
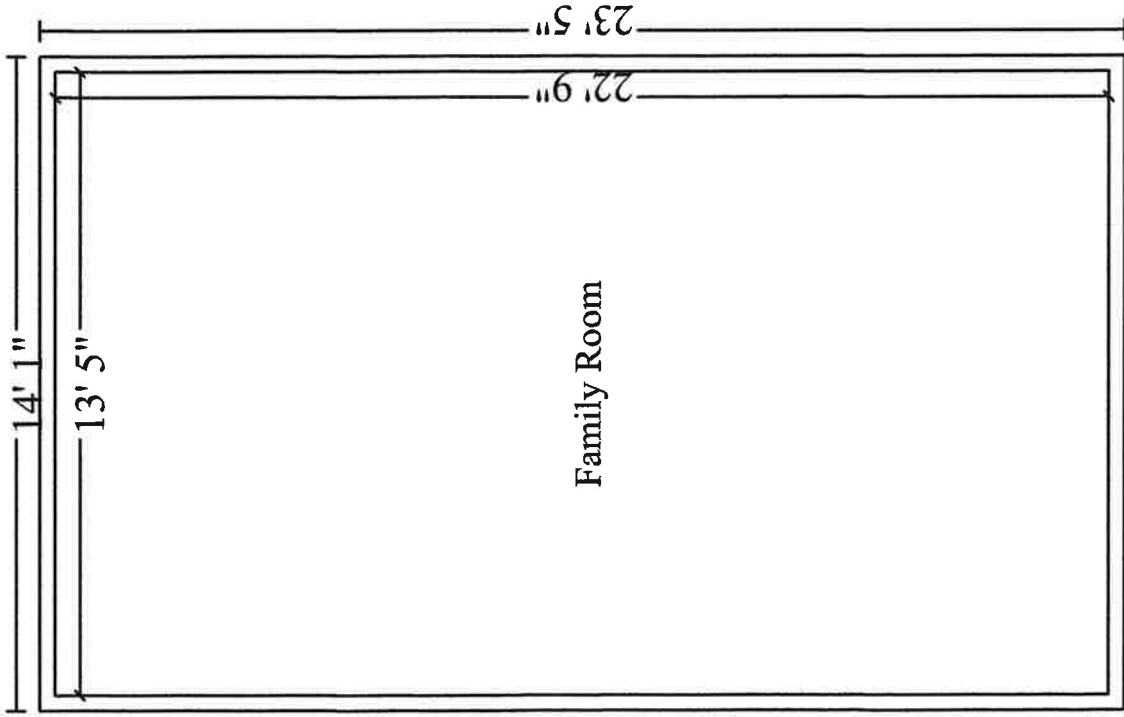
	QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
11. Window labor minimum							
	1.00 EA	276.15	0.00	276.15			276.15
12. Painting labor minimum							
	1.00 EA	1.46	0.00	1.46			1.46
Totals: Labor Minimums Applied			0.00	277.61		0.00	277.61
Line Item Totals: 25-87W3-25H			59.37	2,469.30		362.65	2,106.65

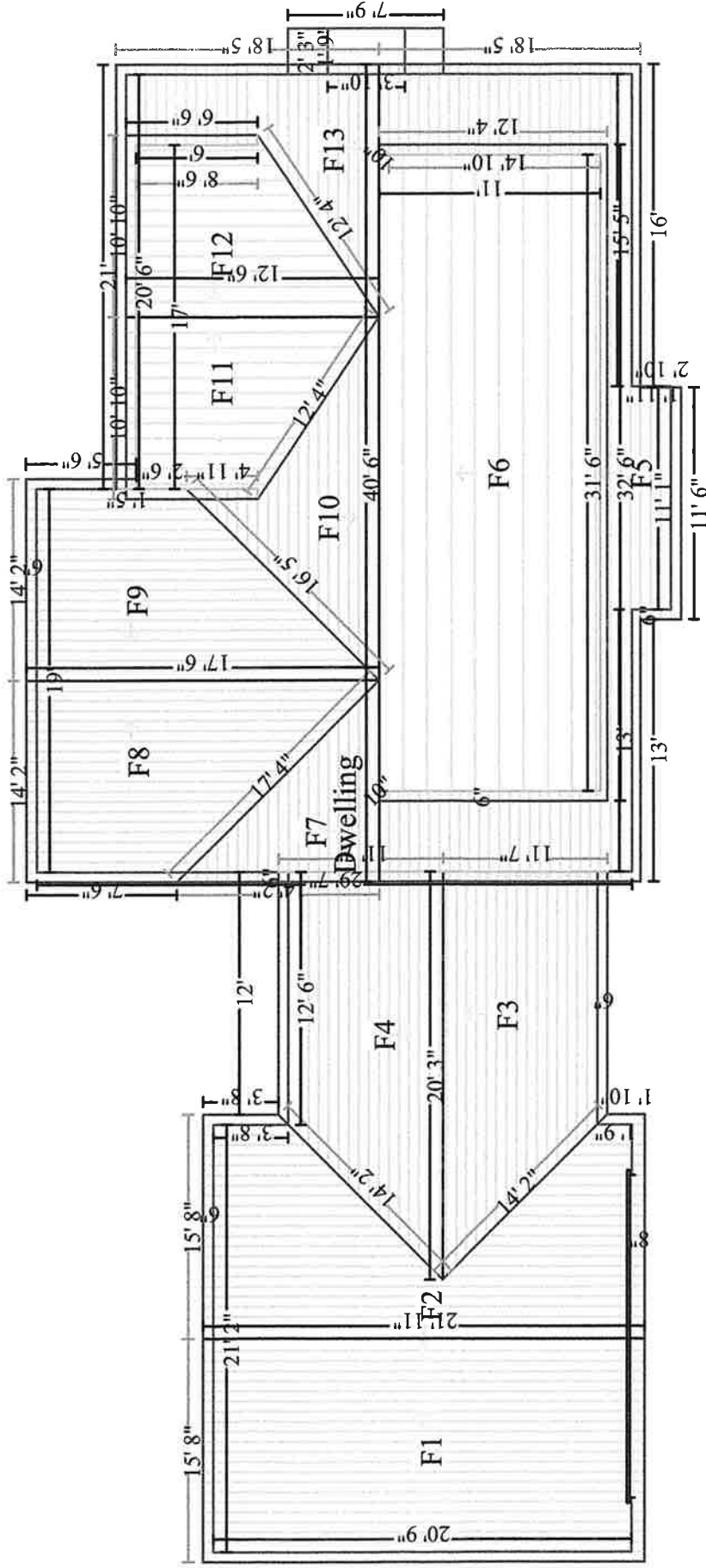
Grand Total Areas:

4,657.08 SF Walls	405.09 SF Ceiling	5,062.17 SF Walls and Ceiling
430.03 SF Floor		469.88 LF Floor Perimeter
		131.40 LF Ceil. Perimeter
430.03 Floor Area	448.25 Total Area	846.07 Interior Wall Area
4,548.41 Exterior Wall Area	446.42 Exterior Perimeter of Walls	
2,509.46 Surface Area	25.09 Number of Squares	383.79 Total Perimeter Length
112.62 Total Ridge Length		

Recap of Taxes, Overhead and Profit

	GC Overhead (0%)	GC Profit (0%)	Material Sales Tax (9.238%)	Manuf. Home Tax (9.238%)	State Food Tax (1.225%)	Local Food Tax (5.013%)
Line Items	0.00	0.00	59.37	0.00	0.00	0.00
Total	0.00	0.00	59.37	0.00	0.00	0.00





WAIVER OF LIEN

OMNI TREE SERVICE, INC.

Omni Tree Service, Inc. contracted with Susan Wagy, to furnish labor and/or materials (work) on or for the project/real property known as 9244 Old Bonhomme Rd, St. Louis, MO 63132 (Property) for a total contract price, including changes and extras, of Eleven Thousand and Three Hundred (\$11,300.00).

X- FULL/FINAL WAIVER

Partial

Contractor does hereby fully, finally and unconditionally waive and release any and all rights to assert or enforce mechanics lien claims under the statutes of the state of Missouri against the residential real property described above and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished and on the moneys, funds or other considerations due or to become due from the owner or general contractor, for all work performed by the contractor prior to the date set forth below and for any work, including extras, hereafter performed by or on behalf of the contractor under any agreements executed by the contractor prior to the date set forth below.

Date: April 9th, 2026

This waiver does not become effective until all checks given in consideration hereof have been honored and paid in full.

Company Name: Omni Tree Service, Inc.

Address: 415 Old State Road

City, State, Zip: Ellisville, MO 63021

Signature:



Printed Name: Tom M. Reid Title: President

LIEN WAIVER

TO WHOM IT MAY CONCERN:

WHEREAS, the undersigned has furnished work, labor, materials, and/or
Equipment for SUSAN WAGY for work performed on:

9244 OLD BONHOMME RD

The undersigned, for and in consideration of the payment of \$ 1,241.00 does hereby fully, finally and unconditionally waive and release any and all rights to assert or enforce mechanics lien claims under the statutes of the state of Missouri against the residential real property described above and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, for all work performed by the contractor prior to the date set forth below and for any work, including extras, hereafter performed by or on behalf of the contractor under any agreements executed by the contractor prior to the date set forth below.

FINAL
MATERIALS FROM STOCK

QUALITY WATERPROOFING
& FOUNDATION REPAIR
A SERIES OF SECOND MILE SERVICE SERIES
200 S. ELAM SUITE 200
VALLEY PARK MO 63088

BY: *Jennifer Kendall*

Title: Accounting Manager

Date: April 9, 2026

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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and those issued a use license by St. Louis REALTORS®

Form # 2049 07/25

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

1 PROPERTY: 9244 Old Bonhomme Road, Olivette, MO 63132

2 **Lead Warning Statement**

3 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
4 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children
5 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
6 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide
7 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
8 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

9 **Seller's Disclosure**

10 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

11 Seller has no knowledge of lead-based paint and/or lead-based paint hazards
12 in the housing

13 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

14 As noted in Statutory Disclosures line item #2 Seller, to their knowledge,
15 has had any lead-based paint ~~that is~~ Remediated by Window Replacement
16 Companies.

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 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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

22 _____ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

23 _____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

24 Buyer has (check one below):

25 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
26 lead-based paint or lead-based hazards; or

27 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
28 hazards.

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

30 AF Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

31 (To be completed by listing agent or if not listed, agent assisting Buyer.)

32 **Certification of Accuracy**

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

35 _____
36 BUYER SIGNATURE DATE

37 _____
38 Buyer Printed Name

39 _____
40 BUYER SIGNATURE DATE

41 _____
42 Buyer Printed Name

43 _____
44 BUYER'S AGENT SIGNATURE DATE

45 _____
46 Buyer's Agent Printed Name

James R. Wagy 04-10-2026
SELLER SIGNATURE DATE

James R. Wagy
Seller Printed Name

Susan L. Wagy 04-10-2026
SELLER SIGNATURE DATE

Susan L. Wagy
Seller Printed Name

Juli-Ann Felsher 4/10/2026
LISTING AGENT SIGNATURE DATE

Juli-Ann Felsher
Listing Agent Printed Name

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