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BUTLER FELSHER | GROUP
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Gladys Manion's #1 Team 2025

1043 MIDLAND BOULEVARD UNIVERSITY CITY, MISSOURI 63130

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Form # 2091 01/26

66333971

SELLER'S DISCLOSURE STATEMENT

Property Address : 1043 Midland Blvd U.City Mo 63130

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.

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

UNK=Unknown

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

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

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

ADDITIONAL DISCLOSURES

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

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

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

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

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

19 Please explain any "Yes" answers you gave in this section: Never tested for mold. Because of previous water in basement noted discoloration on lower parts of wall in basement.

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

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

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

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

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

26 Development Name: City View Place

27 Contact Name: _____ Phone #: _____

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

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

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

31 Mandatory Assessment(s) include:
☐ entrance sign/structure ☐ street maintenance ☐ common ground ☐ snow removal specific to dwelling
☐ snow removal common area ☐ landscaping of common area ☐ landscaping specific to dwelling ☐ reception facility
☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ water ☐ sewer ☐ trash removal ☐ doorman ☐ cooling ☐ heating
☐ security ☐ elevator ☐ some insurance ☐ real estate taxes ☐ other common facility _____
☐ assigned parking space(s): how many _____ identified as _____
☐ other specific item(s): _____
☐ Dwelling exterior maintenance covered by Assessment: _____

UNK=Unknown

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

UTILITIES

	Services	Current Provider	Phone #		Avg Monthly Cost
41	Propane			_ Owned | L Leased	
42	Gas	Spire			
43	Electric	Ameren UE			
44	Water	Missouri - American			
45	Sewer	MSD			
46	Trash	City of U. City			
47	Recycle	City of U. City			
48	Internet	ATT			
49	Phone	ATT			

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:

50	Zone 1: Age 5 Brand ?	✓Forced Air _ Heat Pump _ Radiant _ Baseboard _ Geo-Thermal _ Other	
51	Zone 2: Age Brand	_ Forced Air _ Heat Pump _ Radiant _ Baseboard _ Geo-Thermal _ Other	

Fuel Source of Heating Equipment:

52	Zone 1:	✓Natural Gas _ Electric _ Propane _ Fuel Oil _ Solar _ Other
53	Zone 2:	_ Natural Gas _ Electric _ Propane _ Fuel Oil _ Solar _ Other

Type of Air Conditioner:

54	Zone 1: Age 5 Brand Lennox	✓Central Electric ✓Central Gas _ Window/Wall (# of Units:) _ Other	
55	Zone 2: Age Brand	_ Central Electric _ Central Gas _ Window/Wall (# of Units:) _ Other	

		YES	NO	UNK
56	Are you aware of any problems or issues with any part of the HVAC system?		✓	
57	Do you have any existing maintenance agreements in place?		✓	
58	Are any areas of the home not covered by central heating /cooling? Garage-no heating or cooling		✓	
59	**With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost:** WATER NOTED IN lower level, seemed to originate w/ HVAC system. See Attchd - Classic Aire Care dated 6/12/20			
60	Please explain any "Yes" or "Other" answers you gave in this section:			

FIREPLACE(S)

			YES	NO	UNK
61	Location 1: Room: living Room Type: ✓Wood Burning _ Gas Logs _ Natural Gas _ Propane _ UNK	Functional and properly vented?		✓	
62	Location 2: Room: Type: _ Wood Burning _ Gas Logs _ Natural Gas _ Propane _ UNK	Functional and properly vented?			
63	Location 3: Room: Type: _ Wood Burning _ Gas Logs _ Natural Gas _ Propane _ UNK	Functional and properly vented?			
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: NEVER used selling it "as is" non-functional				

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

66	Plumbing System: Copper _ PVC PEX _ Galvanized ✓Other:	
67	Water Heater 1: Age: * Location: lower level Tank Size: ?	✓Gas _ Electric _ Propane _ Tankless _ Other
68	Water Heater 2: Age: Location: Tank Size:	_ Gas _ Electric _ Propane _ Tankless _ Other

* pre-dates my ownership

UNK=Unknown

		YES	NO	UNK
69	Does the property have an ice-maker supply line?	–	✓	–
70	Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.		✓	
71	Are you aware of any problems or repairs needed in the plumbing system?		✓	
72	Does property have a Swimming Pool/Spa/Hot Tub? **(If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)**		✓	
73	Please explain any "Yes" or "Other" answers you gave in this section: lawn system predates my ownership, non-functioning - sold as is.			

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

74 What is the source of your drinking water? ✓ Public ☐ Community ☐ Well ☐ Other

75 If well, when was the water last tested? Is test documented? ☐ Yes or ☐ No. If yes, please provide documentation.

76 Do you have a water softener? ✓ Yes or ☐ No. If yes, is it ☐ Owned or ☐ Leased. If leased, provide lessor and cost below.
predates ownership - non functioning

		YES	NO	UNK
77	Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box?	–	✓	–
78	Please explain any "Yes" answers you gave in this section and water softener lease information if applicable : See line 76			

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

79 What is the type of sewerage system to which the house is connected? ✓ Public ☐ Private ☐ Septic ☐ Aerator ☐ Other
If Other, please explain:

80 If septic/aerator, when was system last serviced? N/A

		YES	NO	UNK
81	Is there a sewerage lift system?	–	✓	–
82	Is there a sewerage grinder system?	–	✓	–
83	Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	✓		
84	Please explain any "Yes" answers you gave in this section: ~~No~~ NO leaks, have had multiple sewer backups only during heavy rain, see Superior Reguet for liner prep & liner installation both dated 3/31/26.			

ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)

Type of Service Panel(s):

85 Panel 1: Amps ? Brand ? ✓ Circuit Breakers ☐ Fuses ☐ Other

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

87 Panel 3: Amps Brand ☐ Circuit Breakers ☐ Fuses ☐ Other

Type of Wiring:

88 Panel 1: ☐ Copper ☐ Aluminum ✓ UNK ☐ Other

89 Panel 2: ☐ Copper ☐ Aluminum ☐ UNK ☐ Other

90 Panel 3: ☐ Copper ☐ Aluminum ☐ UNK ☐ Other

		YES	NO	UNK
91	Are you aware of any problems or repairs needed in the electrical system?	–	✓	–
92	Are you aware of any panels in service in the property being subject to recall or otherwise out of date?		✓	
93	Are you aware of any active knob and tube wiring in the property?		✓	
94	Please explain any "Yes" answers you gave in this section:			

CONSTRUCTION

95 The property was originally constructed in: 1961 . Seller has occupied property from 7/2006 to 5/2026

96 List all significant additions, modifications, renovations, & alterations to the property during your ownership below:
Remodeled Kitchen - new cabinets, new floors, new lighting, new stove approximately 2020 - painted walls on main level, floors refinished 2026

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

UNK=Unknown

FOUNDATION

99 Type of Foundation: ✓ Concrete Cinder Block Stone Wood Other:

		YES	NO	UNK
100	Are you aware of any problems or issues with foundation?	–	✓	–
101	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components?		✓	
102	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?		✓	
103	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Aware of normal settlement - normal in brick house	✓		
104	Are you aware of any repairs to any of the building elements listed above?	–	✓	–
105	Were required permits obtained for any repairs described above?	–	✓	–

106 Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person/company who did the repair or control effort: See line 103.

BASEMENT AND CRAWL SPACE (Complete only if applicable)

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

112 Please explain any "Yes" answers you gave in this section: See lines 107

ROOF, GUTTERS AND DOWNSPOUTS

		YES	NO	UNK
113	What is the approximate age of the roof? ± 2019/20 Is it documented? If yes, please provide documentation.	–	✓	
114	Are you aware of any active leaks to the roof?	–	✓	–
115	Has the roof ever leaked during your ownership?	–	✓	–
116	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	✓	–	–
117	Are you aware of any problems with the roof, gutters or downspouts?	–	✓	–
118	Does the property have multiple layers of roofing currently installed on any portion of the property?		✓	

119 Please explain any "Yes" answers you gave in this section and attach any documentation:
New Roof ± 2019/2020.

PESTS/TERMITES/WOOD DESTROYING INSECTS

		YES	NO	UNK
120	Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?		✓	
121	Are you aware of any uncorrected damage to the property caused by above?	–	✓	–
122	Are you aware of any control reports for the property?	–	✓	–
123	Are you aware of any control treatments to the property?		✓	
124	Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when does it expire and what is the renewal costs?	–	✓	–

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

SOIL AND DRAINAGE

		YES	NO	UNK
126	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	–	✓	–
127	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	✓		
128	Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property?	–	✓	–
129	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable pavement)		✓	–

130 Please explain any "Yes" answers you gave in this section: Drainage contributes to some of the water in lower level.

UNK=Unknown

	SURVEY AND ZONING	YES	NO	UNK
131	Do you have a survey of the property? If yes, please attach.		✓	
132	Does the survey include all existing improvements on the property?		✓	
133	Are you aware of any shared or common features with adjoining properties?		✓	
134	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?		✓	
135	Is any portion of the property located within the 100-year flood hazard area (flood plain)?		✓	
136	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?		✓	
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.)	✓		
139	If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed. Approximately 2016 made insurance claim for water damage to furniture, cleaning up water + painting in basement. Also hail damage claim to roof. Approximately 2019/2020			

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

140	Range/Stove	☐ N/A	Age 7 years	✓ Gas ☐ Electric
141	Oven	☐ N/A	Age 7 years	✓ Gas ☐ Electric
142	Cooktop	✓ N/A	Age	☐ Gas ☐ Electric
143	Outdoor Grill	✓ N/A	Age	☐ Gas ☐ Electric
144	Dryer Hookup	☐ N/A		☐ Gas ☐ Electric
145	Built in Microwave	✓ N/A	Age	
146	Built in Refrigerator	✓ N/A	Age	
147	Dishwasher	☐ N/A	Age 6 years	
148	Garbage Disposal	☐ N/A	Age 10 years	
149	Trash Compactor	✓ N/A	Age	
150	Electric Pet Fence	✓ N/A	# of collars	
151	Gas Powered Exterior Lights	✓ N/A	# of lights	
152	Security System/Cameras	✓ N/A		☐ Owned ☐ Leased

		YES	NO	UNK
153	Are you aware of any items in this section in need of repair or replacement?		✓	
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?	✓		
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?	✓		
157	Is the property located in an area that requires any specific disclosure(s) from the city or county?		✓	
158	Is the property designated as a historical home or located in a historic district?		✓	
159	Is property tax abated or subject to a tax freeze (such as Senior Property Tax Freeze)? If yes, attach documentation from taxing authority.		✓	
160	Are you aware of any pets having been kept in or on the property?	✓		
161	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?			
162	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?		✓	
163	Are you aware if carpet has been laid over a damaged wood floor?		✓	
164	Are you aware of any existing or threatened legal action affecting the property?		✓	
165	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?		✓	
166	Please explain any "Yes" answers you gave in this section: Have had 3 cats in total over course of living there. Reference line 156 U.City house inspection			

UNK=Unknown

ADDITIONAL COMMENTS

Have had multiple sewer back-up during heavy rain during the time I lived there. Have also had water in the basement during the course of living in the house, including 2 significant water incidents. See Superior Sewer Report 3/19/2026, Superior Sewer Liner Prep Report and Lining Report 3/31/2026. Water in basement in utility Room and a section of the basement in May 2026, identified as coming from HVAC. Repair made by Classic Aire, 4/12/2026

Seller attaches the following document(s): Superior Sewer Report 2/19/2026, liner Prep Report 3/31/2026 Sewer lining Report 3/31/2026; Classic Aire 4/12/2026 - paid Receipt & lien waiver.

SELLER'S ACKNOWLEDGEMENT: paid Receipt Superior Sewer for $144 and for $4,725 and corresponding liens Waivers

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.

Mary Withey 4/23/2026

SELLER SIGNATURE DATE

SELLER SIGNATURE DATE

MARY WITHEY

Seller Printed Name

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

SUPERIOR SEWER CO.
314-437-0522
info@superiorsewerco.com
https://www.superiorsewerco.com

SEWER CABLING

1043 Midland Blvd
University City, MO 63130

02/19/2026

Inspector
Jordan Kotyk
314-437-0522
info@superiorsewerco.com

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RECOMMENDATION

SUMMARY

2.1.1 Main Sewer Line - Drain Cleaning Details: Repair Recommended - Sewer Lateral Line Open

1: CABLING DETAILS

Information

In Attendance
Home Owner, Superior Sewer Co.

Occupancy
Occupied

Type of Building
Single Family

Weather Conditions
Light Rain, Heavy Rain

2: MAIN SEWER LINE

Information

Drain Cleaning Details: Sewer Lateral Access Location

Basement

Drain Cleaning Details: Sewer Lateral Material

PVC, Cast Iron, Clay

All sewer line materials are not always identifiable.

Drain Cleaning Details: Blockage Material(s)

Unknown, Debris

Observations

2.1.1 Drain Cleaning Details

REPAIR RECOMMENDED - SEWER LATERAL LINE OPEN

At the time of service we identified damage we recommend repair by a licensed plumbing contractor. Re-camera the lateral line following repairs to ensure proper flow and function.

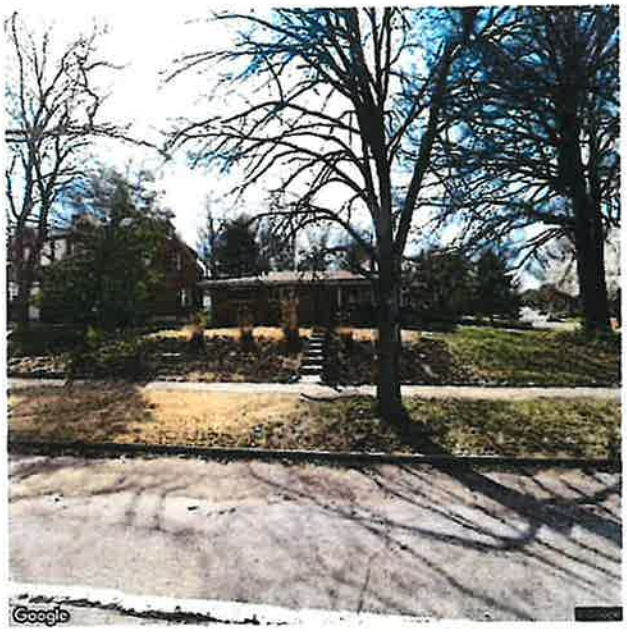
House backing up in basement.cabled out from stack in basement and knocked blockage preventing water flow. Ran camera and could only get to 42ft and encountered what I believe to be a fracture in the clay. Marked and located it to the front yard, unable to progress further with cable or camera until that is dug up and repaired. Looked at the area of concern for the window wells and they are pretty full of debris and dirt also noted that the covers for the wells aren't properly functioning.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

SUPERIOR SEWER CO.
314-437-0522
info@superiorsewerco.com
https://www.superiorsewerco.com



LINER PREP REPORT

1043 Midland Blvd
University City, MO 63130

03/31/2026

Inspector
Miguel Rodriguez
314-437-0522
info@superiorsewerco.com

Agent
Juli-Ann Felsher
314-303-3232
jfelsher@butlerfelsher.com

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1: GENERAL UNDERSTANDING OF A PREP REPORT

Information

General Understanding Of A Prep Report: General Understanding Of A Prep Report

Every individual liner repair needs a full prep report to ensure customer satisfaction, reference material for everyone, and efficient time management on site. Every prep report must be filled out and saved prior to shooting.

2: TECHS ON SITE

Information

Techs and Site Photos: Techs On-Site

Brendan, Nick

Techs and Site Photos: Site Photos BEFORE PREP

Provide photos of the entire work area prior to prep to notate any mess or damage not caused by us.

Outside yard vent

Basement stack

3: LINER DIMENSIONS

Information

Liner Dimensions : Liner Diameter
4 in

Liner Dimensions : Liner Length
approx 7 ft

Liner Dimensions : Pipe Materials Being Repaired
Cast Iron

4: PRE-LINER PREP VIDEO

Information

Prep Video

Upload Pre-Liner Prep Video here

Prep video

5: TIE-INS

Information

Tie-In #1: Location
29 ft ft

Tie-in distance from the shoot point in FT

Tie-In #1: Diameter
4 In

Tie-In #1: Tie-In Info
Floor Drain, Laundry Line

mjwittry1954@aol.com

STANDARDS OF PRACTICE

SUPERIOR SEWER CO.
314-437-0522
info@superiorsewerco.com
https://www.superiorsewerco.com

SEWER LINING

1043 Midland Blvd
University City, MO 63130

03/31/2026

Inspector
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Agent
Juli-Ann Felsher
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1: HOME DETAILS

Information

Occupancy
Occupied

Type of Building
Single Family

Weather Conditions
Clear

2: MAIN SEWER LINE

Information

Sewer Lateral Access Location

Basement

Pictures

Video

Installed new 4" liner in cast iron

Please **CLICK THE LINK** to watch the sewer lateral video inspection:

https://www.dropbox.com/scl/fi/v3qjumfdwuzstl9c8gzd4/1043Midland.MP4?rlkey=2y3ymre4bziq08aqb9cghyp2g&st=dtnxgg4o&dl=0

3: CIPP LINING WARRANTY

Information

Warranty: CIPP Lining Warranty

Superior Sewer Company LLC (Superior Sewer Co.) warrants that all new cured in place pipe liners it installs (i.e. liners, resins, and point repairs, which are referred to as the "CIPP Consumables") meet the ASTM F1216 standard and will be free from defects in materials, under normal use and service, for twenty-five years after install to the client (or such other party as the client may direct) when installed in accordance with The Charles Machine Works, Inc. dba HammerHead Trenchless ("HammerHead") applicable published guidelines. The warranty period for any item repaired or replaced pursuant to this warranty shall be the remainder, if any, of the original, defective Product's warranty period. For any covered issue during the warranty period, Buyer must timely notify Superior Sewer Co in writing of such defect, and Superior Sewer Co shall, at its option, supply a functionally equivalent replacement product or replace the defective pipe, at Superior Sewer Co's discretion, both without charge. Such repair or replacement is the purchaser's sole and exclusive remedy against Superior Sewer Co, whether in contract or arising out of warranties, representations, or defects. Superior Sewer Co may require pre- and post-installation video and the paid invoice, which must be provided by the customer, to verify a warranty claim. No item may be repaired or replaced without prior written authorization from Superior Sewer Co. This warranty does not cover: • HammerHead products that are not CIPP Consumables (e.g. whole goods, tooling, pressure pipe) • Defects other than those in materials (including but not limited to workmanship and design defects) • Transportation expenses in connection with the repair or replacement of CIPP Liner • Any CIPP Consumable that has been neglected, altered, misused, abused, or used in any way which, in Superior Sewer Co's opinion, adversely affects its performance • Failures caused by outside influence, including but not limited to Acts of God, fire, or other accident • Wear items or components failing due to normal wear • Items that are not manufactured by HammerHead (which are warranted only to the extent of the original manufacturer's warranty and subject to their allowance to us, if found defective by them) • CIPP Liners installed: in pressurized pipes, pipes carrying materials other than storm water or municipal sanitary sewer flows (unless approved in writing by Superior Sewer Co). Office: 314-437-0522 Email: info@superiorsewerco.com www.superiorsewerco.com Superior Sewer Co reserves the right to modify, alter, and improve any product without incurring any obligation to replace any liner previously sold without such modification, alteration, or improvement. No person is authorized to give any other warranty, or to assume any additional obligation on Superior Sewer Co's behalf unless made in writing, and signed by an officer of Superior Sewer Co. THIS WARRANTY AND ANY POSSIBLE LIABILITY OF SUPERIOR SEWER CO HEREUNDER IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS, IMPLIED, OR STATUTORY, INCLUDING, BUT NOT LIMITED TO ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. SUPERIOR SEWER CO IS NOT LIABLE FOR LOST REVENUE, LOST PROFITS, LOSS OF BUSINESS OPPORTUNITY, OR ANY INDIRECT, INCIDENTAL, PUNITIVE, SPECIAL, OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH THE USE OF A LINER COVERED BY THIS WARRANTY, INCLUDING ANY EXPENSE OF OBTAINING SUBSTITUTE EQUIPMENT OR SERVICE DURING PERIODS OF NONUSE. IN NO EVENT SHALL SUPERIOR SEWER CO'S LIABILITY EXCEED THE INSTALL PRICE OF THE LINER. NO ACTION AGAINST SUPERIOR SEWER CO ARISING OUT OF OR RELATED TO THIS WARRANTY MAY BE FILED NO MORE THAN ONE (1) YEAR AFTER THE CLAIM ARISES.

STANDARDS OF PRACTICE

Classic Aire Care, Inc.
1276 North Warson Road
St. Louis, MO 63132
(314) 735-2474

BILL TO
Mary Wittry
1043 Midland Boulevard
University City, MO 63130 USA

INVOICE	INVOICE DATE
1326358	6/12/2026

JOB ADDRESS
Mary Wittry
1043 Midland Boulevard
University City, MO 63130 USA

Completed Date 6/12/2026
Customer PO #
Payment Term Due Upon Receipt
Due Date 6/12/2026

DESCRIPTION OF WORK

Found dirty filter
Replaced filter
Declined membership
Customer is selling house.
Washed condenser
Checked refrigerant and it is within manufacturers specifications

TASK	DESCRIPTION	QTY	PRICE	TOTAL
NMD-S	Diagnostic Fee: Diagnostic Fee for Non-Members	1.00	$109.00	$109.00
CLEANCONDENSER-S	Clean Condenser Coil: Clean Condenser Coil	1.00	$230.00	$230.00
FIL002-S	Filter - standard filter: Filter - standard filter	1.00	$35.00	$35.00

PAYMENT

Paid On	Type	Memo	Amount
6/12/2026	Debit Card		$374.00

SUB-TOTAL	$374.00
TAX	$0.00
TOTAL DUE	$374.00
PAYMENT	$374.00

BALANCE DUE $0.00

Classic Aire Care appreciates your business. Thank you for allowing us to serve you.

CUSTOMER AUTHORIZATION

I authorize Patrick O to provide the recommended services.

A 2.5% surcharge applies to all payments made via credit card. Alternative payment options include ACH, check, or cash to avoid this fee.

Classic Aire Care shall do all work in a good and workmanlike manner and attempt to render prompt and efficient service. Classic Aire Care warrants that work will be free from defects in material and workmanship for the warranty period, if any, provided. Customer will operate any equipment in accordance with the manufacturer's instructions and will ensure performance of routine maintenance and any special maintenance requirements listed in the manufacturer's documents for any furnished equipment. Interest at the highest rate allowable under the law will be assessed on any invoice amount that remains unpaid after a period of thirty (30) days from the date of this invoice. Classic Aire Care carries general liability insurance and worker's compensation insurance on all employees.

Sign here Verbal Date 6/12/2026

CUSTOMER ACKNOWLEDGEMENT

NOTICE TO OWNER
FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMo. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

I have authority to order the work as outlined above. Such work has been satisfactorily performed. I agree that Classic Aire Care will retain title to any and all furnished equipment and/or material until the total amount of all unpaid invoices has been received by Classic Aire Care. I agree that Classic Aire Care has the right to remove any furnished equipment and/or materials until the total amount of all unpaid invoices is received and that I will hold Classic Aire Care harmless for any damages resulting from the removal thereof. I agree to pay all costs and reasonable attorney fees for collection.

Sign here Verbal Date 6/12/2026

I authorize Classic Aire Care, Inc to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

Sign here May Witty Date 6/12/2026

Making Your Life More Comfortable

FINAL WAIVER OF LIEN

To: Mary Wittry, owner or sub-contractor for the premises located at 1043 Midland Boulevard University City, MO 63130 and to all whom it may concern.

In consideration of the sum of three hundred seventy-four dollars and zero cents ($374.00) and other good and valuable considerations in hand paid, the receipt whereof if hereby acknowledged Classic Aire Care/The Drain Team, Inc. the sub-contractor for the HVAC and Plumbing work (labor and materials) on the building now in the course of construction upon the above mentioned premises, and/or for otherwise improving said premises waives and releases any and all liens, claims and right to lien for any and all work, labor and material by Classic Aire Care, Inc. out of corporate stock furnished or which may be furnished in and about said premises.

Given under our hands this 23rd day of June, 2026.

Witness

Classic Aire Care, Inc.

Briana Britt

Superior Sewer Company
11084 Gravois Industrial Ct
St. Louis, MO 63128

INVOICE	#15758363
SERVICE DATE	Feb 19, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Feb 19, 2026
AMOUNT DUE	**$0.00**

1043 Midland Blvd
1043 Midland Blvd
University City, MO 63130

CONTACT US
(314) 437-0522
info@superiorsewerco.com

Service completed by: Jordan Kotyk

INVOICE

Sewer Lateral Cabling

A mechanical device will be used to clear debris or blockages such as waste, sanitary products, or roots in the primary lateral line. These can be cleared through cabling, restoring intended flow and function. Because no camera will be utilized during this inspection, we cannot warranty the longevity of the lateral being blockage free following service.

Price is for first hour of service. Any extra time will be an additional $60/30 minutes.
You will be notified prior if we need any additional time to get approval.

Subtotal	$144.00
Job Total	**$144.00**
Amount Due	**$0.00**

Payment History

Feb 19	Thu 11:23am	Credit Card	$144.00

Thank you for using Superior Sewer Company! We appreciate your business.

See our Terms & Conditions

FULL AND FINAL UNCONDITIONAL LIEN WAIVER

Superior Sewer Company ("Contractor") contracted with

("Owner" or "General Contractor") to furnish labor and/or materials ("Work") on or for the project/real property known as: 1043 Midland Blvd University City, MO 63130 ("Property"), for a total contract price, including changes and extras, of $ 144.00, to which payment for same has been received and is hereby acknowledged.

A. 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 REAL PROPERTY DESCRIBED ABOVE FOR ALL WORK PERFORMED BY THE CONTRACTOR PRIOR TO THE DATE SET FORTH BELOW AND FOR ANY WORK HEREAFTER PERFORMED BY OR ON BEHALF OF THE CONTRACTOR UNDER ANY AGREEMENTS EXECUTED BY THE CONTRACTOR PRIOR TO THE DATE SET FORTH BELOW.

B. Contractor represents and warrants that it has employed the following subcontractors and suppliers, and no others, to furnish labor, services, material, fixtures, apparatus or machinery, forms or formwork, or any other assistance in performing its Work:

(None) (circle if none) or List Names and Addresses:

_____

_____

_____

_____

C. Contractor and the individual executing this Waiver on behalf of Contractor both represent and warrant that Contractor has fully paid for all labor and/or materials used by the Contractor (or its subcontractors and/or suppliers of any tier) in performing the Work for which this Release is applicable; and they both agree to defend, indemnify and hold harmless the Owner, any upper-tier contractors, the title company, any disbursing company, and any lenders from any claims for payment by any person or entity that Contractor has represented herein to have paid.

Company Name: Superior Sewer Company

Address/City/State/Zip: 11084 Gravois Ind Ct. St Louis, MO. 63128

Signature: Kacie Reckart

Print Name/Title: Kacie Reckart/Client care Specialist

Phone: 314.437.0522 Date: 6/19/2026

Superior Sewer Company
11084 Gravois Industrial Ct
St. Louis, MO 63128

INVOICE	#15758584
SERVICE DATE	Mar 30, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Feb 26, 2026
AMOUNT DUE	**$0.00**

Mary Wittry
1043 Midland Blvd
University City, MO 63130

CONTACT US
(314) 437-0522
info@superiorsewerco.com

Service completed by: Jake Erslon, Jason Williams, Eric Derda, Terry Manning, Monte Felio, Preedee Beckman, Miguel Rodriguez, Jordan Kotyk, Emily Neal, Mitch Simmons, Nick Crouch, Brendan Kellar

INVOICE

Services

Sewer Lateral Outside Excavation Repair - Approx. 5' Dig & Replace at Damaged/Compromised 6" Clay Located in Front Yard

Superior Sewer Co. will gain access and break ground at the located area of damaged/defective piping in the yard. We will excavate and expose the damaged section of pipe and it will be replaced with SCH 40 PVC. We will replace up to a 5' section of pipe when making repair. We will initially plan to keep all digging in the grass area. If for any reason repairs exceed 5', or repairs extend under any obstructions like concrete, then there could be additional costs. Clients would be notified of any changes prior.

Please note, some of the bushes in the front yard may be disrupted when making dig repair. We will work to be as least invasive as possible!

Once excavation is complete and the area is backfilled, we will seed and straw the affected area as a courtesy to promote ground restoration. We do not guarantee grass growth or full restoration to original condition.

Full visual inspection will be provided showing repairs made once work is complete.

Utilities will be located and marked prior to excavation.

All necessary licenses, inspections, & permits will be pulled and completed in compliance with municipality that repair is being done in.

This proposal assumes normal soil conditions. If rock, concrete, or other unforeseen underground obstructions are encountered during excavation, additional charges will apply.

This estimate does not include hand digging around existing utilities. If marked or unmarked utility lines are located within the excavation path, and machine digging is not safe or permitted, hand excavation will be required and additional charges will apply.

1 year warranty on dig repair.

Subtotal	$5,250.00
Promo	-$525.00
Job Total	**$4,725.00**

Amount Due	**$0.00**

Payment History

Apr 10	Fri 1:42pm		$4,200.00
Apr 20	Mon 2:36pm	Credit Card	$525.00
			$4,725.00

WE OFFER MEET OR BEAT PRICING ON ALL OF OUR REPAIR ESTIMATES

Estimate is subject to change if any additional work is needed outside of estimate scope. Any changes would be discussed with clients prior.

1 year warranty on dig repair.

Estimate valid for 60 days. If 60 days pass, a new estimate will be provided.

50% deposit required upon acceptance of proposal. Remaining 50% to be paid upon job completion.

Thank you for using Superior Sewer Company! We appreciate your business.

See our Terms & Conditions

FULL AND FINAL UNCONDITIONAL LIEN WAIVER

Superior Sewer Company ("Contractor") contracted with

("Owner" or "General Contractor") to furnish labor and/or materials ("Work") on or for the project/real property known as: 1043 Midland Blvd University City, MO 63130 ("Property"), for a total contract price, including changes and extras, of $ 4,725.00, to which payment for same has been received and is hereby acknowledged.

A. 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 REAL PROPERTY DESCRIBED ABOVE FOR ALL WORK PERFORMED BY THE CONTRACTOR PRIOR TO THE DATE SET FORTH BELOW AND FOR ANY WORK HEREAFTER PERFORMED BY OR ON BEHALF OF THE CONTRACTOR UNDER ANY AGREEMENTS EXECUTED BY THE CONTRACTOR PRIOR TO THE DATE SET FORTH BELOW

B. Contractor represents and warrants that it has employed the following subcontractors and suppliers, and no others, to furnish labor, services, material, fixtures, apparatus or machinery, forms or formwork, or any other assistance in performing its Work:

(None (circle, if none) or List Names and Addresses:

C. Contractor and the individual executing this Waiver on behalf of Contractor both represent and warrant that Contractor has fully paid for all labor and/or materials used by the Contractor (or its subcontractors and/or suppliers of any tier) in performing the Work for which this Release is applicable; and they both agree to defend, indemnify and hold harmless the Owner, any upper-tier contractors, the title company, any disbursing company, and any lenders from any claims for payment by any person or entity that Contractor has represented herein to have paid.

Company Name: Superior Sewer Company

Address/City/State/Zip: 11084 Gravois Ind Ct St Louis, MO. 63128

Signature: Kalli Reckert

Print Name/Title: Kalli Reckert / Client care specialist

Phone: 314.437 0522 Date: 6/19/2026

Form # 2049 07/25

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

PROPERTY: 1043 Midland Blvd, U. City 63130

Lead Warning Statement

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

Seller's Disclosure

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

- ☑ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing
- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

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

- ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list all documents below):
- ☑ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (initial appropriate blanks)

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

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

Buyer has (check one below):

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

Agent's Acknowledgment (initial)

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

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

Certification of Accuracy

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

_____ DATE		Mary Wittry SELLER SIGNATURE	6/23/2026 DATE
_____ Buyer Printed Name		MARY Wittry Seller Printed Name	
_____ BUYER SIGNATURE	DATE	_____ SELLER SIGNATURE	DATE
_____ Buyer Printed Name		_____ Seller Printed Name	
_____ BUYER'S AGENT SIGNATURE	DATE	Juli-Ann Felsher LISTING AGENT SIGNATURE	6/23/2026 DATE
_____ Buyer's Agent Printed Name		JULI-ANN FELSHER Listing Agent Printed Name	

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