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BUTLER FELSHER | GROUP

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Gladys Manion's #1 Team 2025









553 WESTVIEW DRIVE
UNIVERSITY CITY | 63130
4 BEDS | 2 FULL BATHS | $475,000



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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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Form # 2091 01/26

61847345

SELLER'S DISCLOSURE STATEMENT

Property Address : 553 Westview Dr., University 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.

	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.	☑	☐	☐
2	Please explain any "Yes" answers you gave in this section: Form #2049 was Completed			

	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.	☐	☑	☐
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.**	☐	☑	☐

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:
Remediated on basement walls 11/25

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:
Removed basement flooring & encapsulated basement ductwork

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

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:

	YES	NO	UNK
Are you aware of any existing or proposed special assessments?	☐	☐	☐
Are you aware of any special taxes and/or district improvement assessments?	☐	☐	☐
Are you aware of any condition or claim which may cause an increase in assessment or fees?	☐	☐	☐
Are you aware of any material defects in any common or other shared elements?	☐	☐	☐
Are you aware of any existing indentures/restrictive covenants?	☐	☐	☐
Are you aware of any violation of the indentures/restrictions by yourself or by others?	☐	☐	☐
Is there a recorded shared driveway/street/road maintenance agreement?	☐	☐	☐
Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.	☐	☐	☐

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

UTILITIES

Services	Current Provider	Phone #		Avg Monthly Cost
Propane			☐ Owned ☐ Leased	
Gas	Questar			
Electric	Ameren			
Water	MO-American			
Sewer	MSD			
Trash	U-City			
Recycle	"			
Internet				
Phone				

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:

Zone 1: Age ? Brand ? ☑ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other

Zone 2: Age Brand ☐ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other

Fuel Source of Heating Equipment:

Zone 1: ☑ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other

Zone 2: ☐ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other

Type of Air Conditioner:

Zone 1: Age ? Brand York ☑ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other

Zone 2: Age Brand ☐ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other

	YES	NO	UNK
Are you aware of any problems or issues with any part of the HVAC system?	☐	☑	☐
Do you have any existing maintenance agreements in place?	☐	☑	☐
Are any areas of the home not covered by central heating /cooling?	☐	☑	☐

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: Air Dynamics - 8/31/21

Full Service including replacement of A/C Fan motor

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

FIREPLACE(S)

	YES	NO	UNK
Location 1: Room: Living Room Type: ☐ Wood Burning ☑ Gas Logs ☑ Natural Gas ☐ Propane ☐ UNK — Functional and properly vented?	☑	☐	☐
Location 2: Room: Basement Type: ☐ Wood Burning ☑ Gas Logs ☑ Natural Gas ☐ Propane ☐ UNK — Functional and properly vented?	☑	☐	☐
Location 3: Room: Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK — Functional and properly vented?	☐	☐	☐
Are you aware of any problems or repairs needed with any item in this section?	☐	☑	☐

Please explain any "Yes" or "No" answers you gave in this section:

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

Plumbing System: ☑ Copper ☐ PVC ☐ PEX ☐ Galvanized ☐ Other:

Water Heater 1: Age: 21 Location: Basement Tank Size: 40 ☑ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other

Water Heater 2: Age: Location: Tank Size: ☐ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other

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:			

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.

		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 :			

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?

		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: U-City approved sewer line repair in back yard - to be done soon			

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

Type of Service Panel(s):

85 Panel 1: Amps 100 Brand Jansen ☑ 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: 1942. Seller has occupied property from — to —.

96 List all significant additions, modifications, renovations, & alterations to the property during your ownership below:
Complete Renovation - Kitchen, bathrooms (Created Primary Suite), Windows, doors, paint, Flooring, Fixtures and roof

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

UNK=Unknown

61847345

	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?	☐	☑	☐
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: 3 hairline cracks repaired in basement laundry room & adjacent closet			

	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: New Sump Pump - 9/26			

	ROOF, GUTTERS AND DOWNSPOUTS	YES	NO	UNK
113	What is the approximate age of the roof? 10-20 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:			

	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:			

	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: See Survey			

	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.			

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 <1	☑ Gas	☐ Electric
141	Oven	☐ N/A	Age <1	☑ 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 <1		
146	Built in Refrigerator	☐ N/A	Age		
147	Dishwasher	☐ N/A	Age <1		
148	Garbage Disposal	☐ N/A	Age <1		
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: University City. Passed			

ADDITIONAL COMMENTS

Seller has never occupied the property. Buyer(s) should rely solely on inspections to determine the condition of the property.

Building inspection done on 8/7/26 available upon request

Seller attaches the following document(s): _____

SELLER'S ACKNOWLEDGEMENT:

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

7/24/26

SELLER SIGNATURE DATE

SELLER SIGNATURE DATE

Mark Rubin

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

Printed Using formsRus.com On-Line Forms Software 1/26

UNIVERSAL ABATEMENT INC.

8224 MANCHESTER ROAD
ST. LOUIS, MO 63144
314-962-1086

INVOICE

TO: Austin Realty
2806 S. Brentwood Blvd.
Brentwood, MO 63144

INVOICE #	INVOICE DATE	COMPLETION DATE	PROPOSAL DATE	PROJECT TYPE
1	12-26-25	11-11-25	9-19-25	Remediation
UAI ORDER #	**PROJECT MGR**	**ESTIMATOR**	**CONTACT**	**FEDERAL ID #**
2509201	Tom Wideman	Steve Sherwood	Mark Rubin	43-1805804

TERMS: UPON RECEPIT

QTY	ITEM NO	DESCRIPTION		TOTAL COMPLETED
Lump Sum	553 Westview Drive St. Louis, MO 63130	Removal & Disposal of suspect asbestos floor tile & mastic located in the basement and mold remediation consisting of treating and encapsulating suspected infested ductwork located in the garage, the lower foundation walls in the HVAC room, lower wall at the bottom of the basement steps and under the north side basement window windows.		$ 4,370.00
		Payment Received (Check #004746)		-$ 4,370.00

BALANCE DUE	$ 0.00

PLEASE MAKE CHECKS PAYABLE TO:
Universal Abatement, Inc.
P.O. Box 440263
St. Louis, MO 63144

Air Dynamics Heating & Cooling
9701 Gravois Rd
Saint Louis, MO 63123
(314) 760-9433
mbresler@airdynamicsstl.com

Invoice 5603

AIR DYNAMICS
HEATING & COOLING

BILL TO
Mark Rubin
11 Hillvale Dr.
Clayton, MO 63105

SHIP TO
Mark Rubin
553 Westview Dr
St. Louis, MO 63130

DATE	PLEASE PAY	DUE DATE
09/02/2026	$0.00	09/02/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/31/2026	**Clean and Check**	*Furnace* Performed complete maintenance on furnace -Cleaned inducer port and flame sensor -Temp rise 54 Degrees Furnace is operating ok after maintenance	1	125.00	125.00
08/31/2026	**Clean and Check**	*A/C* Performed complete maintenance on A/C *Changed filter 16x25x1 *Found bad fan motor *System was 1LB low on 410A refrigerant System is operating ok after repairs and maintenance.	1	125.00	125.00
08/31/2026	**Residential HVAC Repair**	Added 1LB of 410A refrigerant to system	1	115.00	115.00
08/31/2026	**Residential HVAC Repair**	Changed filter 16x25x1	1	23.00	23.00
08/31/2026	**Residential HVAC Repair**	Replaced Cond Fan Motor	1	808.00	808.00

PAID

Contact Air Dynamics Heating & Cooling to pay.

SUBTOTAL	1,196.00
TAX	0.00
TOTAL	1,196.00
PAYMENT	1,196.00
TOTAL DUE	$0.00

THANK YOU.

SECURITY TITLE
A Division of Fidelity National Title Insurance Company

FULL AND FINAL UNCONDITIONAL LIEN WAIVER

Air Dynamics Heating & Cooling ("Contractor") contracted with Longview Acquisitions LLC ("Owner" or "General Contractor") to furnish labor and/or materials ("Work") on or for the project/real property known as: 553 Westview Dr., St. Louis, MO 63130 ("Property"), for a total contract price, including changes and extras, of One Thousand One Hundred and Ninety-six Dollars ($1,196.00), to which payment for same has been received and is hereby acknowledged.

1. 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.

2. 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:

   _____

   _____

   _____

   _____

   _____

3. 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Air Dynamics STL, LLC
Print Company Name

Signature

By: Melissa Brosler
Print Name

Its: Owner
Print Title

10/1/26
Date

Address: 9701 Gravois
St Louis, MO 63123

Phone: 314-760-9433

Elite Properties
524 Marshall Rd.
Valley Park, MO 63088

Invoice

Date	Invoice #
9/10/2026	128015

PAID
09/16/2026

Bill To	Ship To
Longview Acquisitions 2806 S. Brentwood Blvd. Brentwood, MO 63144	553 Westview, St. Louis, MO 63130 1968

Terms	Loan/Case#
Net 15	1968

Quantity	Description	Rate	Service Date	Amount
22	1) Remove and replace roof with Certainteed Landmark Charcoal Black - 22 SQ -Install synthetic underlayment: 3 -Install ridge cap: 100 ft -Install starter:3 -Install plumbing boots:3 -Install Ice and Water shield: 3 -Install Drip edge-White color: 25 -Install box vents:2 -Install chimney flashing-2 Medium -Install step flashing:61 ft -Install apron flashing - 1 -Includes clean up and haul away	405.00	9/5/2026	8,910.00
40	**Damaged or rotten roof decking to be replaced @ an additional $85/32sf or $7/LF of 1" x 8" boards (40 LF)	7.00		280.00
2	Chimney Flashing kits (2)	600.00		1,200.00
1	Discount	-575.00		-575.00
	If you choose to pay by Debit/Credit Card, we will need to add a 4% service fee.		**Total**	**$9,815.00**

Phone #	Fax #
636-861-3553	636-861-3773

Notice: Failure 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.

SECURITY TITLE
A Division of Fidelity National Title Insurance Company

FULL AND FINAL UNCONDITIONAL LIEN WAIVER

Elite Properties ("Contractor") contracted with Longview Acquisitions LLC ("Owner" or "General Contractor") to furnish labor and/or materials ("Work") on or for the project/real property known as: 553 Westview Dr., St. Louis, MO 63130 ("Property"), for a total contract price, including changes and extras, of Nine Thousand Eight Hundred and Fifteen Dollars ($9,815.00), to which payment for same has been received and is hereby acknowledged.

1. 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.
2. 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:

   _____

   _____

   _____

   _____

   _____
3. 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Elite Properties & Landscape Construction, LLC
Print Company Name

Bryan Gryzmala
Signature

10/1/2026
Date

By: Bryan Gryzmala
Print Name

Its: Owner
Print Title

Address: 524 Marshall Rd.
Valley Park, MO 63088

Phone: 636-861-3553

B NDAR' URVEY

THE NORTH 45 FEET OF THE SOUTH 55 FEET OF LOT 3 IN BLOCK 5 OF UNIVERSITY VIEW PLAT BOOK 19 PAGE 45, ST. LOUIS COUNTY RECORDS

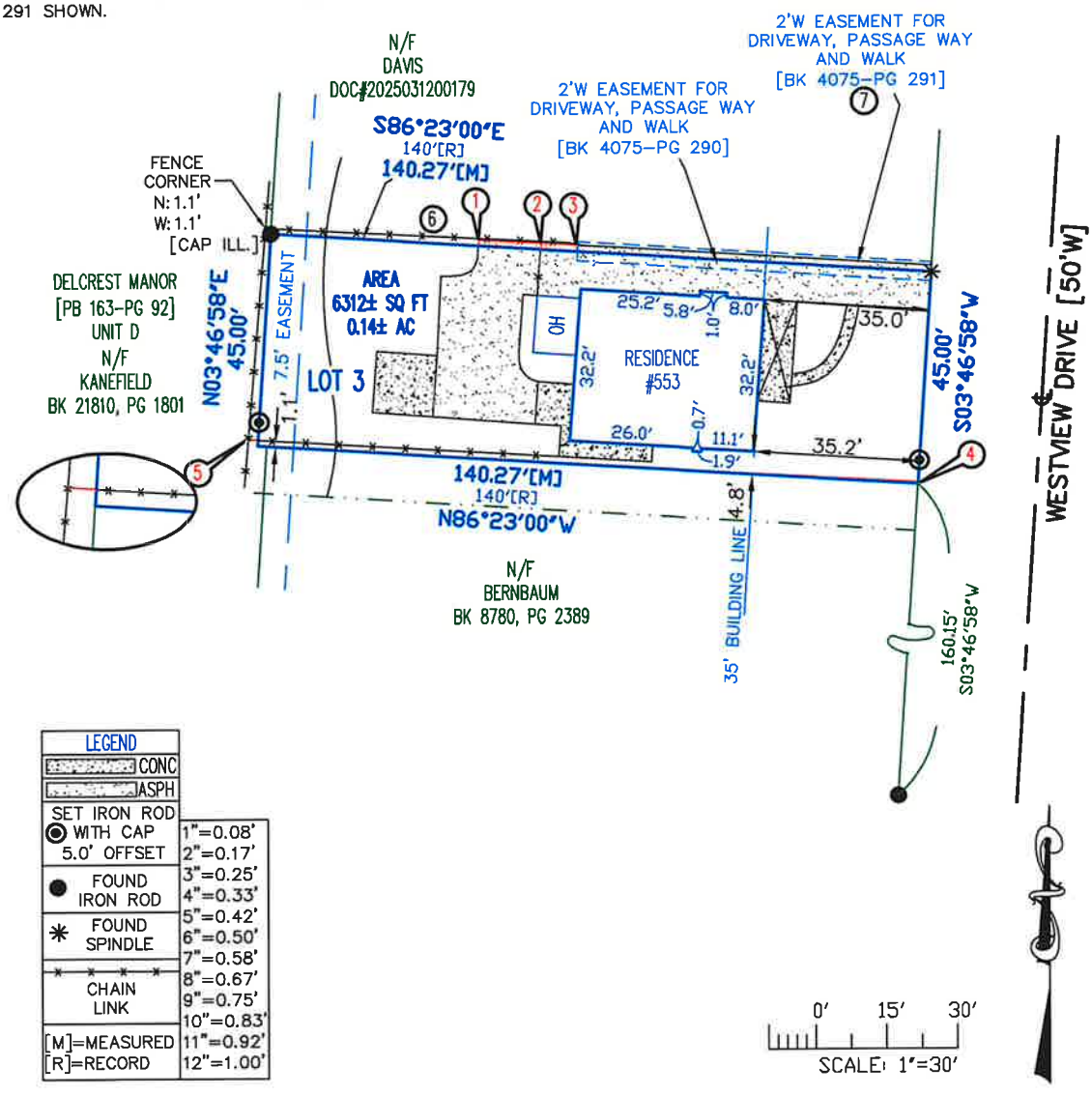
NOTES:
– THIS BOUNDARY SURVEY WAS PERFORMED AT THE REQUEST OF AND IS CERTIFIED TO SECURITY TITLE/FIDELITY NATIONAL TITLE INSURANCE COMPANY/LONGVIEW ACQUISITIONS, LLC DURING THE MONTH OF SEPTEMBER, 2025 AND IS NON TRANSFERABLE.
– THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, CLASS OF SURVEY: URBAN PROPERTY, BOUNDARY LOCATIONS HAVE BEEN ESTABLISHED USING EVIDENCE FOUND AND SHOWN ON THIS PLAT.
– THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT AS SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER SEC2506492 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED JULY 30, 2025. ANY ADDITIONAL EASEMENTS AND/OR EXCEPTIONS REPORTED IN SCHEDULE B – SECTION 2 OF THE ABOVE REFERENCED COMMITMENT SHOWN OR NOTED ON THIS SURVEY:
8. EASEMENT, BOOK 837 PAGE 114.[IN REAR EASEMENT]
9. EASEMENT FOR WALK AND PASSAGEWAY ACCORDING TO INSTRUMENT RECORDED IN BOOK 4075 PAGE 290.[SHOWN]
– SUBJECT PROPERTY NOW OR FORMERLY OWNED BY: LUCZKOWSKI, JUDITH A. BK 23916 PG 2734. BASIS OF BEARING: ASSUMED, LOT ANGLES ADOPTED FROM RECORD PLAT AND FOUND MONUMENTS AS SHOWN. OWNERSHIP DETERMINATION OF IMPROVEMENTS IS BASED, TO THE BEST OF OUR ABILITIES AND JUDGMENT, ON FIELD OBSERVATIONS ONLY, NO GUARANTEE IS BEING MADE. PLEASE CONSULT PROPERTY OWNERS REGARDING OWNERSHIP OF ALL IMPROVEMENTS.
– SURVEY NOTES:
1. PORTION OF SUBJECT'S ASPHALT DRIVEWAY LIES OUTSIDE OF EASEMENT, ENCROACHING 1.1' OUT OF LOT
2. SUBJECT'S FENCE ENCROACHING 1.2' OUT OF LOT
3. PORTION OF SUBJECT'S ASPHALT DRIVEWAY LIES OUTSIDE OF EASEMENT, ENCROACHING 1.3' OUT OF LOT
4. ADJOINER'S ASPHALT ENCROACHING 0.3' INTO LOT
5. SUBJECT'S FENCE ENCROACHING 2.0' OUT OF LOT
6. NORTH FENCE LINE OWNER UNKNOWN, FENCE LOCATED OUTSIDE OF SUBJECT LOT.
7. BOOK 4075 PAGE 291 IS NOT LISTED IN TITLE. LOCATION OF BOOK 4075 PAGE 291 SHOWN.

MINNICK SURVEYING, LLC
LC–2009001156
3520 HAMPTON AVE.
ST. LOUIS, MO 63139
(314) 721–9500
MINNICKSURVEYING.COM

PROJECT: 553 WESTVIEW DRIVE, UNIVERSITY CITY, ST. LOUIS COUNTY, MO
JOB NUMBER: 11231
DRAWN BY: LGH
DATE PREPARED: 9/2/25

STATE OF MISSOURI
JARED M. MINNICK
NUMBER PLS-2007017968
PROFESSIONAL LAND SURVEYOR

JARED MINNICK
LAND SURVEYOR
PLS–2007017968
9/2/25



LEGEND	
CONC	
ASPH	
SET IRON ROD WITH CAP 5.0' OFFSET	1"=0.08'
FOUND IRON ROD	2"=0.17'
FOUND SPINDLE	3"=0.25'
CHAIN LINK	4"=0.33'
[M]=MEASURED	5"=0.42'
[R]=RECORD	6"=0.50'
	7"=0.58'
	8"=0.67'
	9"=0.75'
	10"=0.83'
	11"=0.92'
	12"=1.00'

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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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Form # 2091a 01/20

SELLER'S DISCLOSURE STATEMENT, ADDENDUM # 1

Property Address: 553 Westview Drive, St. Louis, MO 63130

Original Seller's Disclosure #: 61847345

Seller revises the previous Seller's Disclosure Statement, signed by Seller on 09/24/2026 (date), by making the following further disclosure(s):

Page # 7 Section: ADDITIONAL COMMENTS, See ACK Homes/Design: Structural Review August 26, 2026.

Description: Following receipt of ACK Homes/Design report, Seller obtained a report from Hardy Engineers, October 30, 2026. See attached report. Repair, per attached paid receipt from Elite Properties November 5, 2026, was made.

Page # _____ Section: _____

Description: _____

Page # _____ Section: _____

Description: _____

Seller attaches the following document(s):

Mark Rubin dotloop verified 11/05/26 3:04 PM CST YCRP-43N1-VUMS-QCF3
SELLER SIGNATURE DATE

SELLER SIGNATURE DATE

Mark Rubin
Seller Printed Name

Seller Printed Name

Buyer(s) acknowledges receipt of this Seller's Disclosure Statement Addendum.

BUYER SIGNATURE DATE

BUYER SIGNATURE DATE

Buyer Printed Name

Buyer Printed Name

dotloop signature verification: dtlp.us/0c2n-sZnV-dd2P

ACK HOMES & DESIGN

August 26, 2026

553 Westview Dr.
University City, MO 63130

RE: Residence - Structural Review

Dear :

Pursuant to your request, we met at the residence referenced above to perform a visual structural assessment of all structures and provide a written description of my observations and any recommendations I may have for any issues encountered. The primary structure at this address is a single story, light framed over concrete basement foundation structure. For this letter, we assume the ridge of the roof runs North to South and the Front of the house is East facing on Westview Dr.

Below is a list of my observations:

1. The basement stair that extends down to the basement is framed with a series of beams to frame the first floor opening. The beam connection at the bottom of the stairs is not properly fastened with a beam hanger. A structural engineer shall be retained to design the proper connection and provide the appropriate details to a certified carpenter to correct the deficiency.
2. The porch addition on the rear of the home is settling at the outer concrete columns. This settlement has caused cracking through the basement wall at the main home structure. These 3 columns require structural piering to fix the root cause of the cracking in the basement walls. These cracks propagate through the wall entirely and are a structural and water intrusion concern.
3. There is stair step cracking in the brick veneer on the rear of the home just above the garage door. This brick requires tuckpointing.

As with any home, the homeowner is responsible for monitoring all aspects of the home including structural issues. If at any time there are signs of structural movement, the homeowner shall contact a structural engineer to perform a structural assessment. Thank you for the opportunity to perform this assessment. Please do not hesitate to contact me with any further questions regarding this report.

Sincerely,

Andrew Kalicak P.E.
314-807-4363
ackhdllc@gmail.com
ACKHD, LLC



08-26-2026

dotloop signature verification: dtlp.us/0c2n-sZnV-dd2P

HARDY
ENGINEERS

October 30, 2026

Austin Realty
c/o Mark Rubin
Via Email: mrubin@austinrealtystl.com
Re: Limited Structural Evaluation – 553 Westview Drive, University City, MO 63130
Project No.: 202610-32

Dear Mr. Rubin,

EXECUTIVE SUMMARY & SCOPE

Hardy Engineers has completed a limited Structural Evaluation of the residence located at 553 Westview Drive in University City, Missouri. This property is an 84-year-old, one-story structure. As requested, the objective of this evaluation was to evaluate and recommend on the condition of the rear porch (sunroom addition) and the interior basement staircase, which were identified in a structural letter dated August 26, 2026, prepared by Andrew Kalicak, P.E., of ACKHD, LLC, and provided by the client. This report is subject to the terms, conditions, and limitations outlined in our Agreement for Services dated October 23, 2026.

Mitchell Golembeski, E.I.T.(MO), of Hardy Engineers visited the site on October 26, 2026, to inspect the requested areas. We met onsite with Mark Rubin, seller. The weather was clear and approximately 75 degrees. This report has been reviewed by Kyle Hardy, P.E.(MO), of Hardy Engineers.

DESCRIPTION

The one-story house was built in 1942 according to St. Louis County Real Estate Tax Records. The exterior walls are load-bearing solid brick masonry, and portions of the exterior are clad in vinyl siding. The house is constructed over a full concrete masonry unit (CMU) basement with a central CMU bearing wall. A one-car garage at the left end of the rear of the house enters the basement. A sunroom addition, referred to as the rear porch, is located at the rear right of the house. The sunroom floor is a concrete slab supported along its front edge by the house and along its rear edge by three concrete columns. The area below the sunroom slab is open and enclosed with lattice. For the purposes of this report, the orientation of the building (front, left, right, rear) is determined from the perspective of a person standing on Westview Drive and facing the front of the building.

According to the seller, the following repairs were performed in September 2026: tuckpointing of the brick at the rear of the house, patching of a vertical crack in the rear right corner of the basement

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foundation, and patching of a separation between the rear left concrete steps and the rear garage foundation wall.

See attached photos for more detail.

OBSERVATIONS

During the inspection, we focused on the specified areas of concern. We noted the following objective conditions (a copy of the August 26, 2026, structural letter is shown in Photo 5):

Sunroom Addition (Rear Porch):

- The underside of the sunroom slab and the three supporting concrete columns are visible from below the sunroom (See Photos 6 and 7). The three columns appear visually plumb.
- A 1/8-inch wide horizontal and diagonal crack is present at the top of the rear right concrete column, where it meets the slab (See Photos 8 and 9). No cracks were observed in the rear left and rear center columns.
- The left and right connections of the sunroom to the rear brick wall display no gaps or cracking (See Photos 19 and 20).
- A previously patched 1/16-inch wide vertical crack in the wall finish has reopened below the window on the right wall of the sunroom (See Photo 25). A previously patched vertical crack in the wall finish below the window on the rear wall of the sunroom showed no cracking through the patch (See Photo 26). Nail pops are present at the left end of the rear wall of the sunroom (See Photo 27).

Basement and Staircase:

- A vertical crack in the rear right corner of the basement foundation has been patched, reportedly by the seller (See Photo 11). A previously patched vertical crack is present at the rear end of the right foundation wall below a window (See Photo 12). The width of these cracks before patching could not be observed.
- A sump pump is located in the rear right corner of the basement (See Photo 10).
- The opening for the basement staircase is framed with two-ply 2x10 beams at the front and rear of the opening, 2x10 joists at the right side, and the CMU wall at the left side (See Photos 13, 16, and 17). The beam and joist connections, including the beam connections at the front and rear of the opening, are secured with nails; no metal hangers are present (See Photos 14 and 15). No sagging, splitting, or separation was observed in the staircase framing.

HARDY ENGINEERS

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Exterior:

- The mortar joints at the left end of the rear brick wall, above the garage door, have been tuckpointed, reportedly by the seller (See Photo 21).
- Vertical mortar joints in the rear right corner of the exterior brick walls have been tuckpointed, reportedly by the seller (See Photo 18).
- The joint between the rear left concrete steps and the rear garage foundation wall has been patched, reportedly by the seller (See Photo 22).

Elevation Measurements:

- Rotary laser level elevation survey of the sunroom, measured to the bottom of the concrete slab, recorded a maximum variance of 3/4 inch, with the high point at the front left corner, at the house, and the low point at the rear right corner, at the rear right column.

EVALUATION

Sunroom Addition (Rear Porch):

We performed a survey of the sunroom slab elevations using a rotary laser level, measuring to the bottom of the concrete slab. The elevations varied by a maximum of 3/4 inch, with the high point at the front left corner, where the slab is supported by the house, and the low point at the rear right corner, at the rear right column. Some variation in elevations is expected in a structure of this age, and absent original elevations, it is unknown how much of the variation is as-built. We consider an elevation variance of more than 1 inch to be abnormal. Therefore, abnormal settling has not occurred at the sunroom at this time.

The August 26, 2026, letter states that the sunroom is settling at the outer concrete columns. The rear column line is 1/8 to 1/2 inch lower than the house side; however, the slab also slopes 5/8 inch from left to right along the edge supported by the house, and at the right end the rear right column is approximately 1/8 inch lower than the slab at the house. The 1/8-inch crack at the top of the rear right column is at the lowest corner of the slab, and the reopened finish crack on the right wall of the sunroom is above the same corner. These conditions are consistent with minor past movement at that corner. However, the measured variance is within the 1-inch variance we consider normal, and the slope is predominantly from left to right rather than downward toward the columns. Our measurements do not support underpinning the columns at this time. The crack at the top of the rear right column can allow water to reach any embedded reinforcing steel and should be sealed with structural epoxy injection.

The letter also describes cracking through the basement wall at the main house. The cracks in the rear right corner of the basement and at the rear end of the right foundation wall have been patched, reportedly by the seller in September 2026, after the date of the letter. Because the repairs are recent,

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the width of the cracks before patching could not be observed, and whether movement is continuing cannot be determined from a single visit. The same applies to the recent tuckpointing at the rear brick walls and the patched joint at the rear left concrete steps. These repairs should be monitored; cracks that reopen after repair indicate continued movement.

The reopened finish crack on the right wall of the sunroom is discussed above. The previously patched crack on the rear wall of the sunroom showed no cracking through the patch, and the nail pops at the rear wall are cosmetic.

Basement Staircase:

The staircase opening is framed with two-ply 2x10 beams at the front and rear and 2x10 joists at the right side, with the beam and joist connections secured with nails only. No sagging, splitting, or separation was observed in this framing. Metal joist hangers were not standard practice when this house was constructed in 1942, and nailed connections are typical for framing of this age. Hangers are typically needed where nailed connections have pulled apart or the framing has sagged. Because no sagging, splitting, or separation was observed, installing hangers is not required at this time. The letter's observation that the beam connection at the bottom of the stair is not fastened with a beam hanger is consistent with what we observed; however, the existing nailed connections are currently performing within structural tolerances, and a connection design is not required.

RECOMMENDATIONS

Based on our evaluation, we recommend the following:

- Retain a qualified, experienced foundation repair contractor to seal the 1/8-inch crack at the top of the rear right sunroom column with structural epoxy injection (See Photos 8 and 9).
- Monitor the patched basement cracks, the tuckpointed brick joints, the patched joint at the rear left steps, the sealed crack at the rear right sunroom column, and the reopened finish crack in the sunroom for new cracking, and monitor the basement staircase framing for sagging or separation. If new cracking or separation develops, have the conditions re-evaluated by a structural engineer.

CONCLUSION

In our professional opinion, abnormal settlement has not occurred at the sunroom addition at this time. The sunroom slab varies by 3/4 inch, sloping predominantly from left to right, and the crack at the top of the rear right column and the reopened finish crack above it are consistent with minor past movement at that corner. Underpinning the columns is not required at this time, but the recent repairs should be monitored, because they conceal the earlier crack conditions. The basement staircase framing showed no sagging, splitting, or separation, and installing metal hangers is not required at this time. Forecasting future performance is impossible because heavy rainfall, drought and other unpredictable soil

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HARDY ENGINEERS

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conditions can produce foundation movement. We consider the evaluation of the specified scope complete.

STANDARDS, LIMITATIONS, AND EXCLUSIONS

- **Visual Inspection Only:** Our inspection and report are limited strictly to observations made from visual evidence of the specific area requested.
- **Standard of Care:** This evaluation was conducted consistent with the level of care and skill ordinarily exercised by members of the engineering profession providing similar services under similar conditions at this time.
- **No Warranty:** Our report is a professional opinion regarding the condition of this specific portion of the building. It is not a warranty or guarantee of future performance.
- **No Destructive Testing:** No surface materials were removed, no destructive testing was undertaken, and no furnishings, drywall, or finishes were moved to expose concealed conditions.
- **Exclusions:** We strictly exclude the evaluation of the following from this report:
    - Spaces concealed by finishes, furnishings, and equipment, including crack conditions concealed by recent patching and tuckpointing.
    - Underground portions of foundations, drainage structures, and utilities.
    - Environmental hazards, including mold, asbestos, lead, and radon.
    - Building code compliance, ADA compliance, or zoning assessments.
    - Mechanical, electrical, plumbing, or HVAC systems.
- **Uninspected Areas:** We render no opinion on uninspected or concealed portions of the facility outside the explicitly defined scope of work.
- **Exclusive Use:** This report and its findings are prepared for the exclusive use of Austin Realty. No third party shall have the right to rely on the contents of this report without the express written consent of Hardy Engineers.
- **Courtesy Observations:** At the Engineer's discretion, courtesy observations of systems outside the contracted scope may be provided; however, these localized observations do not constitute a Full Structural Evaluation of the property.

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Respectfully submitted,

Hardy Engineers



Mitchell Golembeski, E.I.T.(MO)
Inspecting Engineer

Kyle Hardy, P.E.(MO)
Reviewing Principal Engineer

APPENDICES

- **Appendix A:** Photographs

HARDY ENGINEERS

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Mitchell Golembeski

Hardy Engineers

Oct 29, 2026 | 27 Photos

202610-32

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Section 1

dotloop signature verification: dtlp.us/0c2n-sZnV-dd2P



Front elevation

Project: **202610-32**
Date: **Oct 26, 2026, 1:33 PM**
Creator: **Mitchell Golembeski**



Right elevation

Project: **202610-32**
Date: **Oct 26, 2026, 1:34 PM**
Creator: **Mitchell Golembeski**



Rear elevation

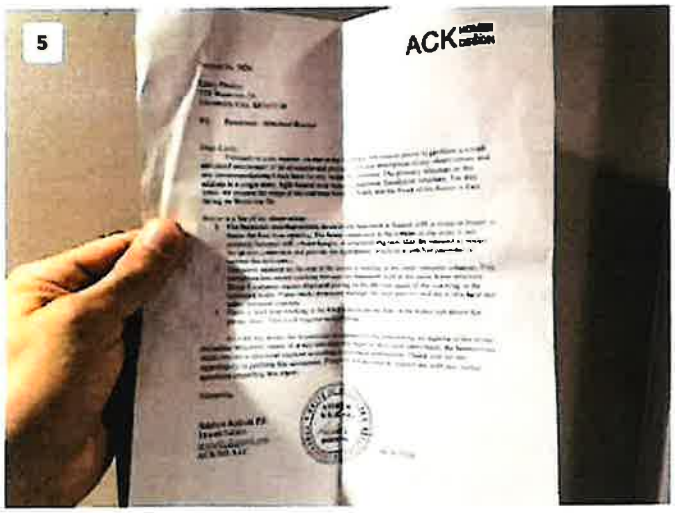
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Date: **Oct 26, 2026, 1:36 PM**
Creator: **Mitchell Golembeski**

dotloop signature verification: dtlp.us/0c2n-sZnV-dd2P



Left elevation

Project: 202610-32
Date: Oct 26, 2026, 1:38 PM
Creator: Mitchell Golembeski



Structural inspection letter

Project: 202610-32
Date: Oct 26, 2026, 1:02 PM
Creator: Mitchell Golembeski



Rear sunroom foundation facing the front

Project: 202610-32
Date: Oct 26, 2026, 1:11 PM
Creator: Mitchell Golembeski

dotloop signature verification: dtlp.us/0c2n-sZnV-dd2P



Rear sunroom foundation facing the rear

Project: 202610-32
Date: Oct 26, 2026, 1:11 PM
Creator: Mitchell Golembeski



1/8 inch wide horizontal/diagonal crack on the top of the rear right sunroom concrete column

Project: 202610-32
Date: Oct 26, 2026, 1:12 PM
Creator: Mitchell Golembeski



1/8 inch wide horizontal/diagonal crack on the top of the rear right sunroom concrete column

Project: 202610-32
Date: Oct 26, 2026, 1:17 PM
Creator: Mitchell Golembeski

dotloop signature verification: dotloop.us/Oc3n-sZnV-qd2P



Sump pump in the rear right corner of the basement

Project: 202610-32
Date: Oct 26, 2026, 1:21 PM
Creator: Mitchell Golembeski



Vertical hairline foundation crack was reportedly patched by the seller in the rear right corner of the foundation

Project: 202610-32
Date: Oct 26, 2026, 1:21 PM
Creator: Mitchell Golembeski



Previously patched, vertical crack on the rear end of the right foundation wall below a window

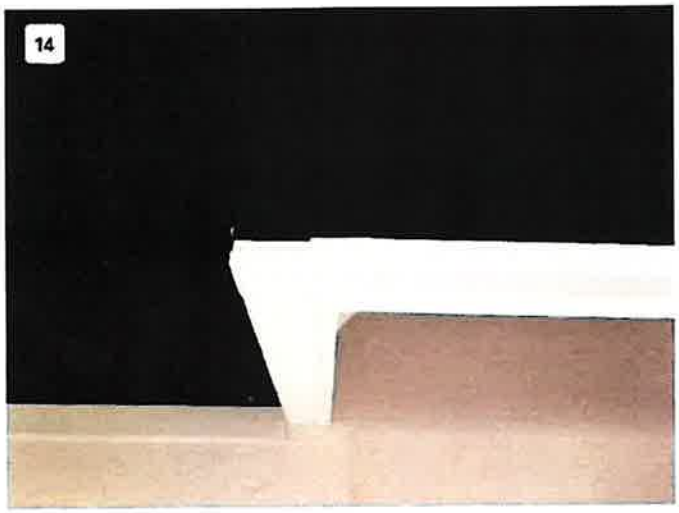
Project: 202610-32
Date: Oct 26, 2026, 1:22 PM
Creator: Mitchell Golembeski

dotloop signature verification: dtlp.us/0c2n-sZnV-dd2P



Basement staircase framing, facing left

Project: 202610-32
Date: Oct 26, 2026, 1:22 PM
Creator: Mitchell Golembeski



Front staircase beam connection

Project: 202610-32
Date: Oct 26, 2026, 1:23 PM
Creator: Mitchell Golembeski



Rear staircase beam connection

Project: 202610-32
Date: Oct 26, 2026, 1:23 PM
Creator: Mitchell Golembeski

dotloop signature verification: dtlp.us/0c2n-sZnV-dd2P



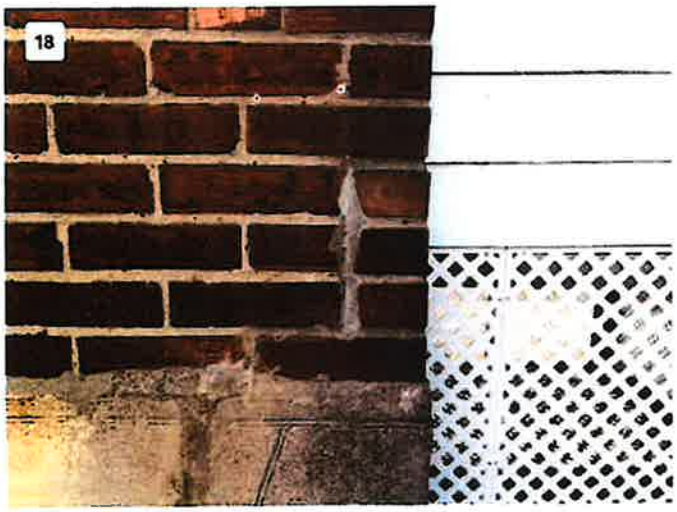
Staircase framing, looking towards the front

Project: 202610-32
Date: Oct 26, 2026, 1:28 PM
Creator: Mitchell Golembeski



Staircase framing, looking towards the rear

Project: 202610-32
Date: Oct 26, 2026, 1:28 PM
Creator: Mitchell Golembeski



Vertical mortar tuckpointing reportedly performed by the seller in the rear right corner of the exterior brick walls

Project: 202610-32
Date: Oct 26, 2026, 1:34 PM
Creator: Mitchell Golembeski

dotloop signature verification: dtlp.us/0c2n-sZnV-dd2P



The right connection of the rear sunroom to the rear brick wall

Project: 202610-32
Date: Oct 26, 2026, 1:35 PM
Creator: Mitchell Golembeski



Left connection of the sunroom to the rear brick wall

Project: 202610-32
Date: Oct 26, 2026, 1:36 PM
Creator: Mitchell Golembeski



Rear brick step cracks on the left end of the rear brick wall have reportedly been tuckpointed by the seller

Project: 202610-32
Date: Oct 26, 2026, 1:36 PM
Creator: Mitchell Golembeski

dotloop signature verification: dtlp.us/0c2n-sZnV-dd2P



Reportedly, a lateral separation of the rear left concrete steps from the rear garage foundation wall have been patched by the seller

Project: 202610-32
Date: Oct 26, 2026, 1:37 PM
Creator: Mitchell Golembeski



Interior of the rear sunroom facing the rear

Project: 202610-32
Date: Oct 26, 2026, 1:39 PM
Creator: Mitchell Golembeski



Interior of the rear sunroom facing the front

Project: 202610-32
Date: Oct 26, 2026, 1:39 PM
Creator: Mitchell Golembeski

dotloop signature verification: dtlp.us/0c2n-sZnV-dd2P



Previously patched and reopened 1/16 inch wide, vertical crack on the wall finish of the right wall of the rear sun-room below a window

Project: 202610-32
Date: Oct 26, 2026, 1:39 PM
Creator: Mitchell Golembeski



Previously patched and intact, vertical wall finish crack below the window of the rear wall of the rear sunroom

Project: 202610-32
Date: Oct 26, 2026, 1:40 PM
Creator: Mitchell Golembeski



Nail pops on the left end of the rear wall of the rear sunroom

Project: 202610-32
Date: Oct 26, 2026, 1:40 PM
Creator: Mitchell Golembeski

dotloop signature verification: dtlp.us/0c2n-sZnV-dd2P

Elite Properties
524 Marshall Rd.
Valley Park, MO 63088

Invoice

Date	Invoice #
11/5/2026	128410

Bill To	Ship To
Longview Acquisitions 2806 S. Brentwood Blvd. Brentwood, MO 63144	553 Westview, St. Louis, MO 63130 1968

Terms	Loan/Case#
Net 15	1968

Quantity	Description	Rate	Service Date	Amount
1	Structural Injection with structural mortar patch	700.00	11/5/2026	700.00

PAID
11-05-26

If you choose to pay by Debit/Credit Card, we will need to add a 4% service fee.

Total **$700.00**

Phone #	Fax #
636-861-3553	636-861-3773

Notice: Failure 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.

dotloop signature verification: dtlp.us/gbon-czsX-7G1C

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
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Form # 2049 07/25

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

PROPERTY: 553 Westview Dr., University City, MO 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)

GF 09/29/26 3:40 PM CDT dotloop verified

_____ 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.

_____	Mark Rubin dotloop verified 09/30/26 7:22 AM CDT XZPO-T9AA-MZMN-QBQF 24/26
BUYER SIGNATURE DATE	SELLER SIGNATURE DATE
_____	Mark Rubin
Buyer Printed Name	Seller Printed Name
_____	_____
BUYER SIGNATURE DATE	SELLER SIGNATURE DATE
_____	_____
Buyer Printed Name	
_____	Juli-Ann Felsher dotloop verified 09/29/26 3:40 PM CDT L6ER-KJ2S-IMQE-9739
BUYER'S AGENT SIGNATURE DATE	LISTING AGENT SIGNATURE DATE
_____	Juli-Ann Felsher
Buyer's Agent Printed Name	Listing Agent Printed Name

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