

418 Hamilton Meadows Drive























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Lori Woodward
314.440.3600
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418 Hamilton Meadows

Saint Louis, Missouri 63026



4	2.5	2,508	$489,000
BEDROOMS	BATHS	SQUARE FEET	OFFERED AT

Main Level

ENTRY FOYER — 10 × 7

Dramatic two-story entry · Storm door with beveled glass · Front door with decorative glass and sidelights · Coat closet · Ceiling fan with light

LIVING / DINING ROOM — 18 × 12

Custom built-ins and floating shelves · Custom moldings · Levolor shades on front windows · Low-profile ceiling lights

KITCHEN & BREAKFAST ROOM — 22 × 11

White cabinetry with up-lighting and under-cabinet lighting · Brushed nickel hardware · Granite countertops and granite center island · Double-bowl stainless steel sink beneath a picture window · Frigidaire Gallery stove and dishwasher · Whirlpool microwave · Full pantry · Dry bar with custom cabinetry, wine glass rack, wine rack and space for beverage refrigerator (current refrigerator is for display purposes only and excluded from the sale · Custom fit game table (included in sale) · French doors to the backyard and patio

FAMILY ROOM — 16 × 13

Gas fireplace with marble surround, wood mantle and trim, flanked by tilt in windows with pull-down shades · Custom floating shelves

POWDER ROOM

Pocket door · Vanity with cabinets · Brushed nickel light fixture, pulls and faucet

MAIN-FLOOR LAUNDRY — 6 × 6

Coat racks · Alarm panel · Low-profile LED lights

GARAGE — 37 × 20

2-Car Garage Pull-down stairs to attic storage · Gas line for a garage heater · Built-in shelving · Chamberlain garage door opener

Second Floor

PRIMARY BEDROOM — 13.5 × 13

Carpet · Ceiling fan with light Two windows overlooking the backyard with Levolor blinds · Tilt-in windows · Walk-in cedar-lined closet with shelving · Sliding barn door to the primary bath

PRIMARY BATH — 9 × 5

Double-bowl vanity with cabinetry · Soaking tub · Brushed nickel fixtures · Three-light fixture above the vanity

UPPER LANDING

Custom built-in cabinetry · Low-profile ceiling lights

BEDROOM 2 — 11 × 10

Carpet · Ceiling fan with light · Floating shelves · Tilt-in window with Levolor blind · Cedar-lined closet

BEDROOM 3 — 10 × 9.5

Carpet · Ceiling fan with light · Floating shelf · Tilt-in window with Levolor blind · Custom closet built-ins

BEDROOM 4 — 12 × 12

Carpet · Ceiling fan with light · Floating shelf · Cedar-lined closet with custom finishes

HALL BATH

Tub/shower combination with tile surround · Vinyl tile floor · Vanity with cabinets · Four-light brushed nickel fixture

Lower Level

LIVING AREA — 18 × 12

Luxury vinyl plank flooring · Custom wood panel wall accent · Ceiling light fixture

PLAY AREA — 18 × 13

Custom kids' play area with slide and firehouse pole

STORAGE AREA — 19 × 13

Built-in shelving · Laundry hookup

Outdoor Living



Patio spanning the entire back of the home · Built-in fire pit · Custom outdoor entertainment center (current TV is for display purposes and is excluded from the sale) · Children's play set on a custom-built, shock-absorbing surface

ADDITIONAL FEATURES

- ADT security system
- 4" baseboards
- Touch pad entry, front door
- Hardwood floors, main level
- Tilt-in windows
- Blink video doorbell
- Custom woodwork
- Nest thermostat

PRESENTED BY

Lori Woodward · 314.440.3600 · Lori@GladysManion.com

Information deemed reliable but not guaranteed. Room dimensions are approximate.

GLADYS MANION

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Property Client Full

418 Hamilton Meadows Drive, Fenton, Missouri 63026

MLS#: 26068151 | Prop Type: **Residential** | Current Price: **$489,000**
Status: **Active** | Sub Type: **Single Family Residence** | DOM: **1**



Style: **Traditional**
Beds/Baths: **4/3**
Full Baths: **2**
Yr Built/Est. Age: **1997/29**
Bldng Name:
Liv Area: **2,508**
Lot SqFt: **9,583**
Sqft Above: **2,008 (Assessor)**
SqFtAbv/PSF: **2,008/$243.53**
Schl District: **Rockwood R-VI**
Elem School: **Bowles Elem.**
J High School: **Rockwood South Middle**
High School: **Rockwood Summit Sr. High**
Area: **349 - Rockwood Summit**

Half Baths: **1**
New Const: **No**
Unit Location:
Sct/Twn: **UNINCORPORATED**
Levels: **Two**
Lot Size: **.220 ac (Public Records)**
Sqft Below: **450**
Prk:

Rooms

Total Rooms	Bedrooms	Full Bathrooms	Half Bathrooms
Rooms Total: **8**	Main Beds: **0**	Main Bathrooms: **0**	Main Bathrooms: **1**
M & U Bedrooms: **4**	Up Beds: **4**	Up Bths: **2**	Up Bths: **0**
M & U Bathrooms: **3**	Low Beds: **0**	Low Bths: **0**	Lw Bths: **0**

Features

Fireplace YN: **Yes/1**
Fireplace Feat:
Flooring: **Carpeting, Wood**
Basement: **Yes, Finished-Partially, Full**
Amenities: **Association Management, Common Ground**

Fire Tag Rq:
Window Feat:

Additional Features

Lot Features: **Adjoins Common Ground, Adjoins Wooded Area, Back Yard, Front Yard, Landscaped, Private**
Parking:
Garage: **Yes/2**
Construction: **Brick Veneer, Vinyl Siding**
Disclosures: **Flood Plain No, Occupancy Permit Required, Seller Property Disclosure**

Attached Garage: **Yes**
Carport: **No**
Foundation:

Systems & Utilities

Cooling: **Ceiling Fan(s), Central Air, Electric**
Heating: **Forced Air, Gas**
Other Equip:

Sewer: **Public Sewer**
Water: **Public**
Utilities: **Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected**

Public Remarks

Welcome home to 418 Hamilton Meadows! Classic brick-front curb appeal, a light-filled two-story entry, and an open floor plan set the tone for this 4 bedroom, 2.5 bath home in the Rockwood School District. Hardwood floors flow through the main level and the vaulted living space with its cozy fireplace works equally well for quiet nights in or for hosting a crowd. The kitchen has crisp white cabinetry, granite countertops, stainless steel appliances, and a center island that naturally becomes the heart of the home and is open to both the formal and casual spaces. There is a custom built dry bar with cabinetry, glass rack, wine rack & built in beverage refrigerator. The family room offers a cozy retreat with fireplace, floating shelves and custom fit game table. French doors open to a backyard made for entertaining. The expansive patio has room to dine, lounge, and grill, and the built-in stone fire pit is ready for crisp fall evenings. An outdoor entertaining nook, included in the sale, sets the stage for game days and movie nights under the stars. The play set, also included in the sale, sits over a custom made, high-grade safety cushioning for added peace of mind while the white vinyl fencing and mature trees create a lovely, private backdrop. Upstairs, the vaulted primary suite is a true retreat, with a walk-in cedar lined closet and a sliding barn door leading to the private bath with double sinks. Three additional bedrooms and a full hall bath complete the second level. The finished lower level has been refreshed with durable luxury vinyl plank flooring and features a custom play place complete with slide and fireman's pole. It offers flexible space for a family room, rec room, home office, or gym. Additional highlights include a newer A/C and tilt-in windows (low-E on the back). 2024-New roof, gutters and guards, fascia and soffit, garage door and opener. Thoughtfully updated, beautifully maintained, and move-in ready this home could be yours in time for Thanksgiving! Showings begin November 13th followed by an Open House Sunday November 15th from 12-2.

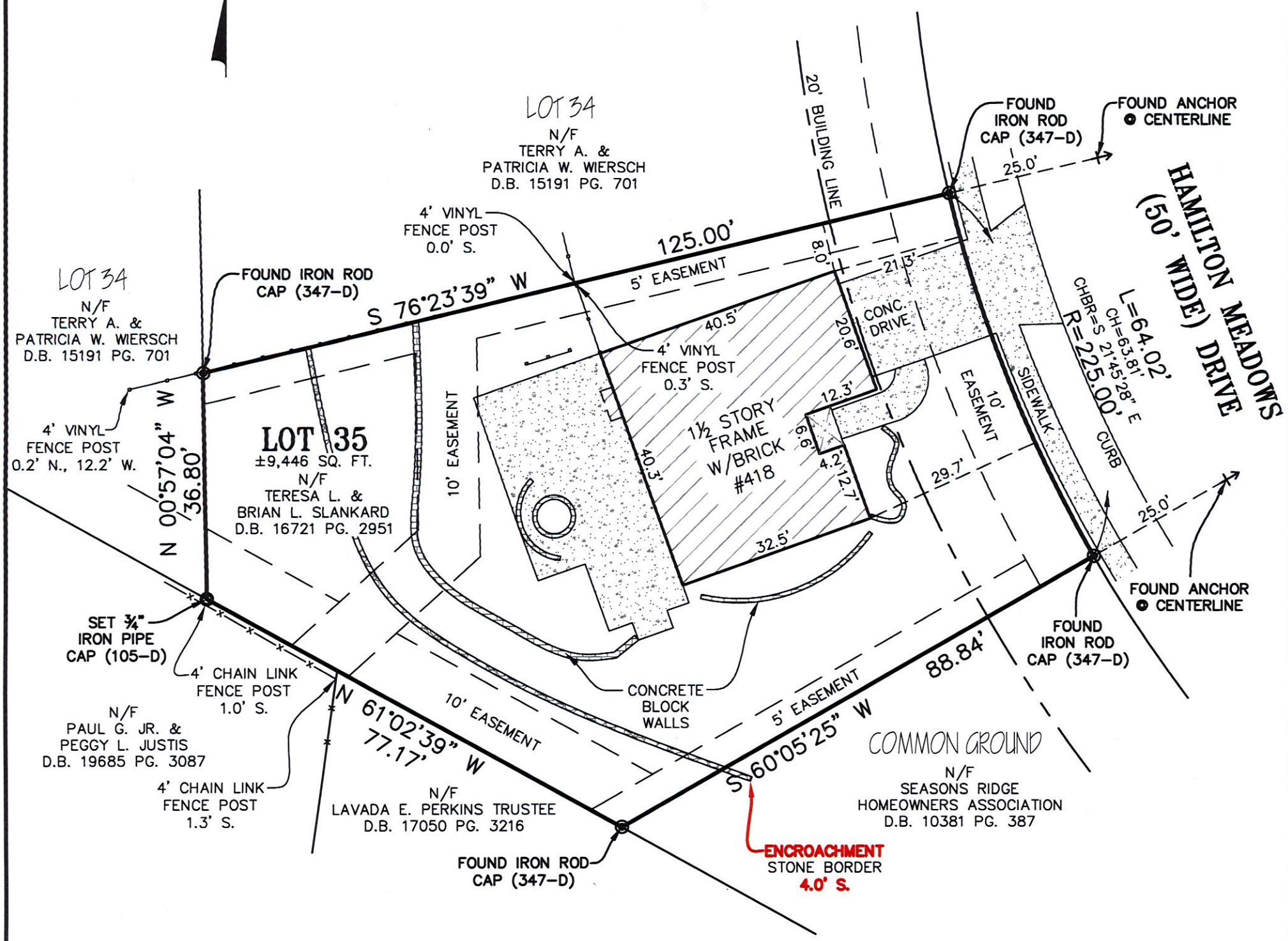
Association Information

HOA YN: **Yes** | Assoc Fee: **$250** | Fee Freq: **Annually**
Assoc Amenities: **Association Management, Common Ground**
Assoc Fee Includes: **Maintenance-Common Area**

Legal/Taxes

Parcel ID: 29P-33-0707
Taxes: **$5,126.00** | Tax Year: **2025** | Prop Asd Cty Tx: **No**

"PROPERTY BOUNDARY SURVEY"



2/18/2019

STATE OF MISSOURI
PHILLIP JOSEPH WURM
NUMBER PLS-2278
PROFESSIONAL LAND SURVEYOR

PHILLIP J. WURM
MO. REGISTRATION NO. PLS – 2278

Source of Title: Westcor Land Title Insurance Company – File No. 631891, Dated January 18, 2019 at 8:30 A.M.

This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of Christopher J. Bublis II, Katherine L. Bublis and Investors Title Company have on the 15th day of February, 2019, executed a Property Boundary Survey in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, on a Tract of Land being Lot 35 of Seasons Ridge, a subdivision of St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 332 Pages 20-21 of the St. Louis County Records, and that the results of said survey are represented upon this plat. The subject property is an URBAN property as defined in said Standards. The bearing reference system and easements unless referenced are taken from the record plat. This plat may not show current zoning setbacks. This Property Boundary Survey is Non-Transferable.

PROJECT NAME:	PROJECT ADDRESS:	
PROPERTY BOUNDARY SURVEY	#418 Hamilton Meadows Drive Fenton, MO 63026	TOPOS SURVEYING CORP. ORIGINAL CERTIFICATE NUMBER 000105

TOPOS SURVEYING CORP
790 RUE ST. FRANCOIS
FLORISSANT, MISSOURI 63031
Phone (314) 838-5806
Fax (314) 838-8141

Revision: _____

DATE: 02/18/2019

1 INCH

Scale: 1" = 20'

Sur. by: KS | Drawn by: PAD

Survey No. 0219-0023

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If you do not understand it, consult your attorney.
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Form # 2091 01/26

10451315

SELLER'S DISCLOSURE STATEMENT

Property Address : 418 Hamilton Meadows Drive, Fenton MO 63026

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: n/a			
	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: n/a			
	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.**	☐	✘	☐

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

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:
n/a

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:
n/a

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:
Radon mitigation system installed in 2019 and is fully operational.

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:
n/a

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:
n/a

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:
n/a

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

26 Development Name	Seasons Ridge HOA		
27 Contact Name	cityandvillage.com	Phone #	n/a

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

29 Mandatory Assessment #1 $ 225 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: _____

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

40 Please explain any "Yes" answers you gave in this section:
n/a

UTILITIES

Services	Current Provider	Phone #		Avg Monthly Cost
41 Propane			☐ Owned ☐ Leased	
42 Gas	Spire			150
43 Electric	Ameren			150
44 Water	American Water			60
45 Sewer				
46 Trash	WasteConnection			10
47 Recycle	Waste Connection			10
48 Internet	AT&T Fiber			80
49 Phone				

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:

50 Zone 1: Age 25 Brand Lennox 75k BTU ☒ 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: Standard HV ☒ 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 12 Brand West Columbia ☒ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units: 1) ☐ 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?	☐	☒	☐

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:**
High Ridge Heating and Cooling, $300 for the sealant injection, August 2025

60 Please explain any "Yes" or "Other" answers you gave in this section:
System was serviced with leak-stop in 2025, ran without any refrigerant issues through 2026. System is a Lennox 3 ton unit.

FIREPLACE(S)	YES	NO	UNK
61 Location 1: Room: Living room Functional and properly vented? Type: ☐ Wood Burning ☒ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK	☒	☐	☐
62 Location 2: Room: _____ Functional and properly vented? Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK	☐	☐	☐
63 Location 3: Room: _____ Functional and properly vented? Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK	☐	☐	☐
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:
Living room has gas log set with CO2 sensor and auto-shutoff.

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

66 Plumbing System: ☒ Copper ☒ PVC ☐ PEX ☐ Galvanized ☐ Other: _____

67 Water Heater 1: Age: _____ Location: Basement Tank Size: _____ ☐ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other

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

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	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 irrigation system has known plumbing issues and is shut off within the house supply line.

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:

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

Type of Service Panel(s):

85 Panel 1: Amps 200 Brand Siemens ✘ 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: Romex ✘ 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: _____. Seller has occupied property from 2019 to 2026.

96 List all significant additions, modifications, renovations, & alterations to the property during your ownership below:
2024 - New roof, gutters and guards, fascia and soffit, and garage door and opener. Dry bar and custom upper cabinet. Fully custom outdoor tv and entertainment cabinet (automated), 2 closet systems, gas fireplace outside, converted gas fireplace inside, large custom storage structure in backyard.

	YES	NO	UNK
97 Were required permits obtained for the work described above?	✘	☐	☐

98 Please explain any "No" answers you gave in this section:
All work requiring permits were pulled for applicable jobs.

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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:
Vertical cracks that have been epoxy injected, no longer an issue.

	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:
Mentioned above, vertical cracks were addressed via epoxy injections.

	ROOF, GUTTERS AND DOWNSPOUTS	YES	NO	UNK
113	What is the approximate age of the roof? 2 yrs 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:
Complete roof replacement after storm damage in 2024.

	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:

UNK=Unknown

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	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.			

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

140	Range/Stove Frigidaire Gallery	☐ N/A	Age 8	☐ Gas	☒ Electric
141	Oven Frigidaire Gallery	☐ N/A	Age 8	☐ Gas	☐ Electric
142	Cooktop	☒ N/A	Age _____	☐ Gas	☐ Electric
143	Outdoor Grill	☒ N/A	Age _____	☐ Gas	☐ Electric
144	Dryer Hookup Yes	☐ N/A		☐ Gas	☐ Electric
145	Built in Microwave Whirlpool	☐ N/A	Age 1		
146	Built in Refrigerator	☒ N/A	Age _____		
147	Dishwasher Frigidaire Gallery	☐ N/A	Age _____		
148	Garbage Disposal Badger	☐ 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: Owners had canine in home.			

UNK=Unknown

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ADDITIONAL COMMENTS
We have never used the sprinkler system which is being conveyed in current condition with what we beleive is a leak in the plumbing line under the patio. No backflow test will be provided and any reference to that should be removed from the sales contract. The ceiling fan in the entry foyer is missing the light cover and is to be conveyed without a replacement. The main floor laundry has all necessary plumbing but to be functional would require and electrician to reconnect wiring which is currenty being utilized for the lower level laundry. We only used the main floor laundry as a mudroom.

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.

Christohper J Bublis 11/11/2026
SELLER SIGNATURE DATE

Katherine L Bublis 11/11/2026
SELLER SIGNATURE DATE

Christopher Bublis
Seller Printed Name

Katherine Bublis
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

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Reliable Radon LLC
7150 Hazelwood Lane
St. Louis, MO 63130
Phone: (314) 723-6789
Cell: (314) 740-4400
Patrick@LessRadon.com

Post-Mitigation RADON TEST RESULTS

Property Address: 418 Hamilton Meadows Dr, Fenton, MO 63026

Rad Elec E-Perm: # SPER IE E0925

Start Date: 02/18/2019 Start Time: 3:55 PM **Location: BASEMENT**
End Date: 02/21/2019 End Time: 2:32 PM

Data in pCi/L (picocuries per liter), Time Interval: Averaged

Electret Serial # SKU 576 1.0 pCi/L

RESULT = **1.0 pCi/L**

Radon test results are below the EPA action level of 4.0 pCi/L. No further action is required at this time. The EPA suggests that you may want to test again in the future to ensure that radon levels remain below the action level.

Signature: *Patrick L. Butler Jr.* – OWNER
Radon Testing Certification: NEHA-NRPP ID #: 106485 RT