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

01/25

SELLER'S DISCLOSURE STATEMENT

Property Address: 1103 Montbrook Dr, O'Fallon, MO 63366

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.		V				
2	Please explain any "Yes" answers you gave in this section:	1					
	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.		Ø				
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.		Ø				

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Unknown / Initials BUYER and SELLER acknowledge they have read this page AN / BN rage 1017

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.		Ø		
8	Please explain any "Yes" answers you gave in this section:				
	ADDITIONAL DISCLOSURES	- X 1750 - 1	210	V 73.77.7	
9	Lead-Based Paint	YES	NO	UNK	
10	Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?		<u> </u>		
11	Are you aware if it has ever been covered or removed?		7		
12	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:	VEC	NO	TIMIT	
13	Radon	YES	NO	UNK	
14	Are you aware if the property has been tested for radon gas?		7		
15	Are you aware if the property has ever been mitigated for radon gas?		₹		
13	Please explain any "Yes" answers you gave in this section:	YES	NO	UNK	
16	Mold		NO		
17	Are you aware of the presence of any mold on the property? Are you aware of anything with mold on the property that has ever been covered or removed?				
18			7		
19	Are you aware if the property has ever been tested for the presence of mold? Please explain any "Yes" answers you gave in this section:				
		Lyma	NO	TIME	
20	Asbestos Materials	YES	NO	UNK	
21	Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?	0	Ø		
22	Are you aware of any asbestos material that has been encapsulated or removed?		7		
23	Are you aware if the property has been tested for the presence of asbestos?		<u> </u>		
23	Please explain any "Yes" answers you gave in this section:				
	Other Environmental Concerns	YES	NO	UNK	
24	Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?		Ø		
25	Please explain any "Yes" answers you gave in this section:				
~	SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMEN	NT (if a	applica	ible)	
26	Development Name San Jose Meadows	••	_		
27	Contact Name Phone #	_ * ****			
28	Type of Floperty (check art that apply) is single Family is within anny is condominant is fowmone is vina is co-op				
29 30	Pol Profiting Quarterly Bonn Frinda Frinda Cale				
30 31	Mandatory Assessment #2 \$ per \(\text{ Monthly} \(\text{ Quarterly} \(\text{ Semi-Annual} \(\text{ D.} \)	Annual	_ O	iner	
	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:				
	Dwelling exterior maintenance covered by Assessment:			-	

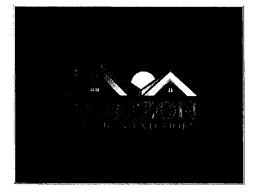
					YES	NO	UNK	
12	Are you aware of any existing or proposed special assessments?					\		
33	Are you aware of any special taxes and/or district improvement assessments?					N		
34	Are you aware of any condition or claim which may cause an increase in assessment or fees?					Y		
35		are of any material defects in any common or othe				<u> </u>		
36		are of any existing indentures/restrictive covenants				<u> </u>		
37		are of any violation of the indentures/restrictions b		ຕິ		<u> </u>		
38		corded shared driveway/street/road maintenance a		31		<u> </u>		
39				armiain in description		<u>v</u>		
40	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:							
ı	•	IIT	ILITIES					
	Services Current Provider Phone #			Avg Monthly Cost				
41	Propane			☐ Owned ☐ Leased	1			
42	Gas	Spire	800-887-4173	2 0 11110		\$65	5	
43	Electric	Ameren	800-552-7583		+	\$11		
44	Water	City of O'Fallon	1-855-735-5616		-	***	•	
45		City of O'Fallon	1-855-735-5616					
46	Sewer Trash	City of O'Fallon	1-855-735-5616		-			
47		City of O'Fallon	1-855-735-5616		-			
47 48	Recycle					\$5	5	
48 49	Internet	T-Mobile	636-379-6473		+	\$5	J	
49	Phone			CON CYTCHEN TO				
		HEATING, VENTILATION AN	D COOLING ("HVA	AC") SYSTEMS				
	Type of He	ating Equipment:						
50				adiant Baseboard G				
51			Air 🗆 Heat Pump 🗆 R	adiant 🗆 Baseboard 🗅 G	eo-The	rmal L	Other	
		of Heating Equipment:						
52	Zone 1: Who			ropane 🗆 Fuel Oil 🗆 S		□ Oth		
53	Zone 2:		Gas Electric F	ropane 🗆 Fuel Oil 🗀 S	Solar	□ Oth	er	
		Conditioner:			-			
54	Zone 1:	age 17 Brand American Star 🛮 🗷 Central) [Other	
55	Zone 2:	age Brand Central	Electric Central Gas	s 🗆 Window/Wall (# of U			Other_	
					YES	NO	UNK	
56		are of any problems or issues with any part of the	HVAC system?			7		
57		e any existing maintenance agreements in place?				✓		
58	Are any are	as of the home not covered by central heating /coc	oling?			Ø		
59	With respe	ct to the last service/repair made to the HVAC	system, please descr	ibe in detail the scope o	f worl	ι, date	, name	
		ompany who did the work and cost:		•				
	•							
60	Please expl	ain any "Yes" or "Other" answers you gave in this	section:					
		FIREPL	ACE(S)		YES	NO	UNK	
61	Location 1	Room: Living room		al and properly vented?				
		Type: ✓ Wood Burning ☐ Gas Logs ☐ Natu					Ø	
62	Location 2			al and properly vented?	_			
		Type: ☐ Wood Burning ☐ Gas Logs ☐ Natu						
63	Location 3:			al and properly vented?				
	Looution J.	Type: ☐ Wood Burning ☐ Gas Logs ☐ Natu						
64								
65	Please eval	ain any "Yes" or "No" answers you gave in this se	ction'	• • • • • • • • • • • • • • • • • • • •			I	
	I lease explain any ites of the answers you gave in ans section.							
	PLUMBING SYSTEM, FIXTURES AND EQUIPMENT							
66								
67				s Flactric Property	Toul-	less 🗆	Other	
68								
50	Water Heater 2: Age: Location: Tank Size: □ Gas □ Electric □ Propane □ Tankless □ Other							

		YES	NO	UNK		
69	Does the property have an ice-maker supply line?	V				
70	Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device	 Ø	 			
	inspection certificate.		<u> </u>			
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:					
	Please explain any les of Other answers you gave in this section:					
	WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Sta	temen	t)			
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 prov	ide do	cumen	tation.		
76	Do you have a water softener? ☐ Yes or ☑ No. If yes, is it ☐ Owned or ☐ Leased. If leased, provide lesso	r and c	ost bel	ow.		
		YES	NO	UNK		
77	Are you aware of any problems relating to the water system including the quality or source of water or any		V			
78	components such as the curb stop box?					
70	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 Disci					
79	What is the type of sewerage system to which the house is connected? Public Private Septic Septic	Aerato	r 🗆 C	ther		
	If Other, please explain:					
80	If septic/aerator, when was system last serviced?					
		YES	NO	UNK		
81	Is there a sewerage lift system?		\checkmark			
82	Is there a sewerage grinder system?		V			
83	Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?		Ø			
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 Eaton					
86	Panel 2: Amps Brand Circuit Breakers Fuses Other					
87	Panel 3: Amps Brand Circuit Breakers Fuses Other					
	Type of Wiring:					
88	Panel 1:					
89	Panel 2:	-				
90	Panel 3: Copper Aluminum UNK Other					
	Taner 5. U Copper U Aldinindin U Olak U Other	YES	NO	UNK		
91	American and a first transfer of the first transfer of transfer of the first transfer of transfer					
92	Are you aware of any problems or repairs needed in the electrical system?		✓			
92	Are you aware of any of the panels in services in the property being subject to recall or otherwise out of date?		?			
93	Please explain any "Yes" answers you gave in this section:					
	CONSTRUCTION					
94	CONSTRUCTION The property was originally constructed in: 1992 Seller has occupied property from 2017 to	2025				
94 95	The property was originally constructed in: 1992 . Seller has occupied property from 2017 to	2025				
			•	_•		
	The property was originally constructed in: 1992 . Seller has occupied property from 2017 to List all significant additions, modifications, renovations, & alterations to the property during your ownership	below		 oom, #		
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	The property was originally constructed in: 1992 . Seller has occupied property from 2017 to List all significant additions, modifications, renovations, & alterations to the property during your ownership	below en, liv	ing ro			
95	The property was originally constructed in: 1992 . Seller has occupied property from 2017 to List all significant additions, modifications, renovations, & alterations to the property during your ownership New carpet in all bedrooms, stairs and basement (2018) Laminate flooring in kitche	belowen, liv	ing ro	UNK		
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	FOUNDATION						
98	Type of Foundation:						
		YES	NO	UNK			
99	Are you aware of any problems or issues with foundation?		7				
100	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?						
101	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?		7				
102	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?		4				
103	Are you aware of any repairs to any of the building elements listed above?						
104	Were required permits obtained for any repairs described above?	7					
105	Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the p did the repair or control effort:	erson/c	compai	ny who			
106	BASEMENT AND CRAWL SPACE (Complete only if applicable)						
107	Is the home equipped with a sump pit?	<u> </u>					
108	Is the home equipped with a sump pump?	Ø					
109	Are you aware of any issues with sump pit(s) & pump(s)? Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?		7				
110			Ø				
	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?		V				
111	Please explain any "Yes" answers you gave in this section:						
	ROOF, GUTTERS AND DOWNSPOUTS	YES	NO	UNK			
112	What is the approximate age of the roof? 1 YE Is it documented? If yes, please provide documentation.	7					
113	Are you aware of any active leaks to the roof?		7				
114	Has the roof ever leaked during your ownership?	✓					
115	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	Z					
116	Are you aware of any problems with the roof, gutters or downspouts?		Ø				
117	Does the property have multiple layers of roofing currently installed on any portion of the property?		✓				
118	Please explain any "Yes" answers you gave in this section and attach any documentation: Roof and gutters/downspouts were replaced after a hail storm, the storm causes a			: whia l			
	PESTS/TERMITES/WOOD DESTROYING INSECTS	YES	NO	UNK			
119	Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?		Ø				
120	Are you aware of any uncorrected damage to the property caused by above?		Ø				
121	Are you aware of any control reports for the property?		<u> </u>				
122	Are you aware of any control treatments to the property?		<u> </u>				
123	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?		7				
124	Please explain any "Yes" answers you gave in this section:						
	SOIL AND DRAINAGE	YES	NO	UNK			
125	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?		Ø				
126	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?		Ø				
127	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?		Ø				
128	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)		Ø				
129	Please explain any "Yes" answers you gave in this section:						

	SURVEY AND ZONING				UNK	
130	Do you have a survey of the property? If yes, please attach.			Ø		
131	Does the survey include all existing improvements on the property?				2	
132	Are you aware of any shared or common features with adjoining properties?			\		
133	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the pr	operty?		S		
134	Is any portion of the property located within the 100-year flood hazard area (flood plain)?			3		
135	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, rela	ing to the		<u>.</u>		
	property?			V		
136						
	INSURANCE				UNK	
137	Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire	, casualty,	Ø			
	etc.)		-			
138	If "Yes," please provide the following information for each claim: date of claim, description of claim replacements completed. Roof replaced in 2024 due to hail damage	aim, repairs	and/or	•		
	1 tool Topiadda III 2024 add to Haii damago					
	APPLIANCES/EQUIPMENT				-	
	(Seller is not agreeing that all items are being offered for sale; mark N/A if n	ot applical	ble)			
139	Range/Stove		Gas	ΖE	lectric	
140	Oven		Gas		lectric	
141	Cooktop		Gas	ΠE	lectric	
142	Outdoor Grill N/A Age 1 year	☑ (Gas _	$\Box E$	lectric	
143	Dryer Hookup □ N/A		Gas	☑ E	lectric	
144	Built in Microwave					
145	Built in Refrigerator □ N/A Age 5 years					
146	Dishwasher □ N/A Age 4 years					
147	Garbage Disposal					
148	Trash Compactor					
149	Electric Pet Fence					
150	Gas Powered Exterior Lights					
151	Security System/Cameras		Owned	[[]	Leased	
			YES	NO	UNK	
152	Are you aware of any items in this section in need of repair or replacement?			7		
153	Please explain any "Yes" answers you gave in this section:					
	MISCELLANEOUS		YES	NO	UNK	
154	Has the property been continuously occupied during the last twelve months?		<u> </u>			
155	Is the property located in an area that requires any compliance inspection(s) including mu	nicipality,				
150	conservation, fire district or any other required governmental authority?					
156	Is the property located in an area that requires any specific disclosure(s) from the city or county?			2		
157	13 the property designated as a historical nome of rocated in a historic district:			<u> </u>		
158	is property tax addica: If yes, attach documentation from taxing authority.					
159 160	Are you aware of any pets having been kept in or on the property? Explain below.					
161	is the Buyer being offered a protection plant notice warranty at closing at belief s expense:					
	below.					
162	The you aware it carpet has been laid over a damaged wood noor? Explain below.			V		
163	The you aware of any existing of infeatened legal action affecting the property. Explain below.			Ø		
164	property? Explain below.			Ø		
165	Please explain any "Yes" answers you gave in this section:					
	1 basement window has a crack currently					
	2 dogs					

	ADDITION	NAL COMMENTS	
166			
167			
169	·		
170			
171			
172			
173			
175			
176			
Seller attaches the following documen	tt(s): Roof replacement documen	tation	
SELLER'S ACKNOWLEDGEMEN	NT:		
	sting broker in writing of any	and that it is complete and accurate to the boy changes in the property condition. Seller a uyers.	
	4/6/25		4/6/25
SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
Andrew Nichois		Brooke Nichols	
Seller Printed Name		Seller Printed Name	
BUYER'S ACKNOWLEDGEMEN	T:		
Disclosure Statement is limited to info this Seller's Disclosure Statement, and	ormation of which Seller has d any other important inform Service) by an independent, p	sure Statement. Buyer understands that the ir s actual knowledge. Buyer should verify the nation provided by either Seller or broker (in professional investigation of his own. Buyer orty.	information contained in ncluding any information
BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE
Andrew Nichols			
Buyer Printed Name		Ruyar Printed Name	
Duyor I Illited Paille		Buyer Printed Name	



Job Completion Invoice:

Customer Name: Andrew Nichols

Address: 1103 MONTBROOK DR, O FALLON, MO 63366-2421

Claim #: 016377387

Roof Replacement: \$10,986.86

Gutters: \$1,951.41

Siding: \$2,776.85

Shed Roof: \$1,092.39

Debris Removal: \$362.16

Total: \$17,169.67

Down Payment = \$8,585.00

Remaining Balance Owed = \$8,584.67

Please send payment to the following address:

-119 Didion Drive Suite A, Saint Peters, MO, 63376

Thank you,

Brian Donohue

Horizon Roofing & Exteriors Owner 636-734-7532 horizonroofingmo@gmail.com 119 Didion Drive Suite A, Saint Peters, MO, 63376