

PROPERTY DISCLOSURE ADDENDUM

Attached are copies of reports received by NRI Relocation on the subject property:

Address:

City, State and Zip:

1805 Sumter Ridge Court

Saint Louis, MO 63017

Date	Type	Source	# of Pages
4/24/2026	Disclosure of Information on Lead-Based and/or Lead-Based Paint Hazards	Previous Homeowner	1
4/24/2026	Seller's Disclosure Statement	Previous Homeowner	7
2/11/2026	NRI Property Questionnaire	Previous Homeowner	3

NRI Relocation, the seller of the above referenced property is a third party relocation firm assisting the former owner in the sale of the property. The buyer understands that neither NRI nor any of its officers or employees has ever been in actual possession of the property. These reports do not constitute a representation of the seller or the seller's agent(s) of the structural or physical condition of the property. NRI has not verified such reports and makes no representation regarding their adequacy, completeness, or the performance of the person preparing the reports. Buyer must satisfy himself with such property condition in accordance with the terms of the sale contract.

By signing below, the Buyer acknowledges receipt of these documents, inspection reports and/or disclosures. Such acknowledgement does not waive the buyer's right to have his/her own inspections performed. These reports should not be considered a substitute for obtaining your own inspections covering the same items and any other matters affecting the value and desirability of the property.

Buyer further acknowledges and agrees that this addendum and reports referenced are incorporated and made a part of the sales contract for the subject property.

Buyers Acknowledgement:

BY: _____
 Buyer _____ Date _____ For NRI Relocation, Inc. _____ Date _____

Buyer _____ Date _____



NRI PROPERTY QUESTIONNAIRE

In addition to the disclosures that you will complete with your Realtor, please complete this questionnaire to the best of your knowledge. Disclosure is your duty as seller to make known to a buyer the condition of your property. Failure to disclose could constitute at minimum, misrepresentation and potentially fraud. If you do not disclose complete and accurate information that is subsequently discovered, you will be held responsible for all expenses involved in correcting the defect(s) and any possible litigation. Please explain any "yes" answers on **the next page**.

George Joseph Steenkolk	Emily Claire Steenkolk
Homeowner Name	Homeowner Name

1. DRAINAGE / WATER	Yes	No	Unk
Is the property located in a flood zone?	___	<u>X</u>	___
Has the property ever had a drainage or a flooding problem?	___	<u>X</u>	___
Have any properties in the immediate neighborhood ever had a drainage or flooding problems?	___	<u>X</u>	___

2. ADDITIONS / REMODELS			
Were any structural additions, changes, or repairs made to the property by the former owners without obtaining all necessary permits and government approvals	___	<u>X</u>	___
Have you made any structural additions, changes, or repairs to the property?	<u>X</u>	___	___
Have you obtained all necessary permits and government approvals?	<u>X</u>	___	___

3. HOMEOWNER'S ASSOCIATION			
Is the property subject to rules and regulations of any Homeowner's Association?	<u>X</u>	___	___
Are there any problems relating to any common area?	___	<u>X</u>	___
Are there any conditions which may result in an increase in taxes or assessments?	___	<u>X</u>	___
Are there any pending or threatened claims or lawsuits against the Homeowner's Association?	___	<u>X</u>	___

4. MISCELLANEOUS			
Are there any other neighborhood conditions or problems affecting the property? (If yes, please explain)	___	<u>X</u>	___
Are there any violations of local, state or federal government laws or regulations relating to this property?	___	<u>X</u>	___
Have there been any significant repairs made to the property or to any of its systems or components within the last five years? (If yes, please describe on additional sheets)	<u>X</u>	___	___
Is there an underground storage tank on the property?	___	<u>X</u>	___
Are there any boundary or lot line disputes, encroachments or encumbrances (including shared driveway)?	___	<u>X</u>	___

5. GENERAL CONDITION			
Do you know of any other facts, conditions, or circumstances which may affect the value, the beneficial use, or desirability of this property? (If yes, please use additional sheets)	___	<u>X</u>	___

6. REPORTS	
Please attach copies of all existing reports and documents relating to this property including: Surveys, Structural Inspection Report, Building Permits, Septic, Soil Report, Termite/Pest Control, Engineering Reports, Pest Control Warranties or Maintenance Contracts, Etc.	



The above information is true and correct to the best of my/our knowledge and, except as set forth herein, no material problems exist with respect to the property as of the date set forth below. I/We hereby authorize the furnishing of the foregoing information to any prospective purchaser.

DocuSigned by: 30B5EE22172A4C Signature	2/11/2026 6:43 AM PST Date	DocuSigned by: Jennifer Richtarsik/NRI Relocation, Inc. 093FFBBDAC3443A Purchaser	2/12/2026 11:22 AM EST Date
Signed by: C6F3A0A1861D4DA Signature	2/12/2026 12:23 AM EST Date		



NRI PROPERTY QUESTIONNAIRE

Notes:

Master bathroom remodeled Fall 2019 Permit# 19BLD-06564
Added 240V circuit in basement Permit#20ELE-09659
Replaced fence Summer 2022
Replaced hot water heater in December 2024

DocuSigned by:
George Joseph Steenkolk
Signature

2/11/2026 | 6:43 AM PST
Date

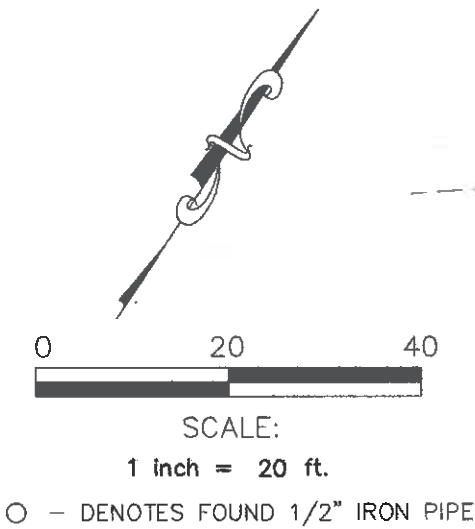
DocuSigned by:
Jennifer Kikutaresik/NRI Relocation, Inc.
Purchaser

2/12/2026 | 11:22 AM EST
Date

Signed by:
[Signature]
Signature

2/12/2026 | 12:23 AM EST
Date

SURVEYOR'S REAL PROPERTY REPORT
THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY
THE VILLAGES AT BAXTER RIDGE PLAT SEVEN
ST. LOUIS COUNTY, MISSOURI



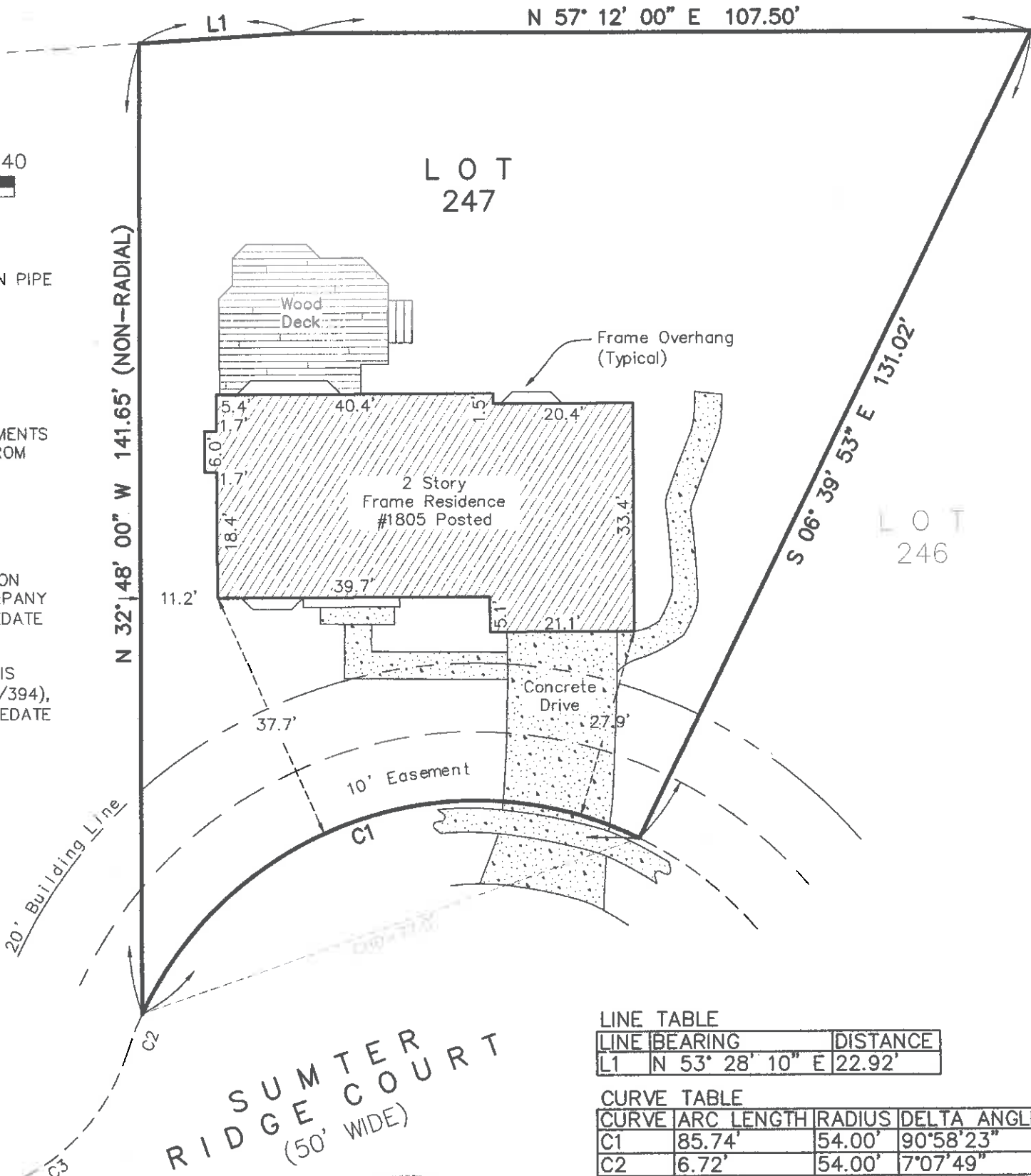
LOT 248

UNLESS OTHERWISE NOTED EASEMENTS SHOWN HEREON ARE PLOTTED FROM THE RECORD PLAT AND ARE CONSIDERED TO BE FOR PUBLIC UTILITIES.

SCHEDULE B - II

ITEM 8 - RIGHT OF WAY TO UNION ELECTRIC LIGHT AND POWER COMPANY (1138/462) AND (1181/354) PREDATE RECORD PLAT

ITEM 9 - EASEMENT TO ST. LOUIS COUNTY WATER COMPANY (5808/394), (5844/400) AND (6691/469) PREDATE RECORD PLAT



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 53° 28' 10\"	22.92'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	85.74'	54.00'	90°58'23\"
C2	6.72'	54.00'	7°07'49\"
C3	37.68'	30.00'	71°57'49\"

THE DIMENSIONS LOCATING THE STRUCTURES AS SHOWN HAVE A LEVEL OF CERTAINTY OF +/- 1.0'

☒ A BOUNDARY SURVEY IS RECOMMENDED PRIOR TO ANY OTHER IMPROVEMENTS BEING ADDED TO THIS PARCEL.



MARLER SURVEYING CO., INC.
MISSOURI CORP. NO. L.S. 347-D

By: *[Signature]*
MARTY L. MARLER
MISSOURI P.L.S. 2501

THIS IS TO CERTIFY AT THE REQUEST OF TRUE TITLE COMPANY, LLC, GEORGE STEENKOLK, AND EMILY STEENKOLK, WE HAVE ON THE 30TH DAY OF SEPTEMBER, 2019 MADE A SURVEYOR'S REAL PROPERTY REPORT ON LOT 247 OF THE VILLAGES AT BAXTER RIDGE PLAT SEVEN, A SUBDIVISION RECORDED IN PLAT BOOK 235 PAGE 36 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN CLAYTON, MISSOURI, AND THAT THE RESULTS OF SAID REPORT ARE REPRESENTED HEREON: THAT THE SAID REPORT HAS BEEN PERFORMED TO COMPLY WITH THE CURRENT STANDARDS FOR SURVEYOR'S REAL PROPERTY REPORT AS SET FORTH BY THE DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS EFFECTIVE NOVEMBER 30, 1994.

THE SURVEYOR'S REAL PROPERTY REPORT HAS BEEN PERFORMED BY THE LAND SURVEYOR OR BY FIELD PERSONNEL UNDER HIS IMMEDIATE SUPERVISION. THIS DRAWING IS A REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF THE REPORT. THIS DOCUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. NO PROPERTY CORNERS / MARKERS WERE SET AND THE INFORMATION SHOWN ON THIS DRAWING SHALL NOT BE USED TO ESTABLISH ANY FENCE, STRUCTURE OR OTHER IMPROVEMENTS. THE LINEAR AND ANGULAR VALUES SHOWN ARE BASED ON RECORDED INFORMATION AND HAVE NOT BEEN VERIFIED. THIS FIRM IS NOT EXTENDING A WARRANTY TO THE PRESENT OR FUTURE OWNERS OR OCCUPANTS.

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JOB NO. <u>1909-099</u>	MARLER SURVEYING COMPANY, INC.	DEPUTY <u>J.R.</u>
DRWN BY: <u>J.M.F./T.M.P.</u>	11402 GRAVOIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX 402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4684 PH. (573) 860-8606 FAX email: marler@marlersurveying.net	CHK'D BY: <u>M.L.M.</u>

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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Approved by Counsel for St. Louis REALTORS®

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Form # 2091

01/26

SELLER'S DISCLOSURE STATEMENT

Property Address : 1805 Sumter Ridge Ct, Chesterfield, MO 63017

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:			
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: RADNOVA REPORT 5564285.1 DATED 12/28/2020 TEST RESULT 1.1 ± 0.2 pCi/L			
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:			
Asbestos Materials		YES	NO	UNK
20	Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?	☐	☒	☐
21	Are you aware of any asbestos material that has been encapsulated or removed?	☐	☒	☐
22	Are you aware if the property has been tested for the presence of asbestos?	☐	☒	☐
23	Please explain any "Yes" answers you gave in this section:			
Other Environmental Concerns		YES	NO	UNK
24	Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?	☐	☒	☐
25	Please explain any "Yes" answers you gave in this section:			
SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)				
26	Development Name BAXTER RIDGE HOMEOWNERS ASSOCIATION			
27	Contact Name GREG PHILLIPS	Phone #	314-802-0126	
28	Type of Property (check all that apply) ☒ Single Family ☐ Multi-Family ☐ Condominium ☐ Townhome ☐ Villa ☐ Co-op			
29	Mandatory Assessment #1	\$ 615 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
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:			
UTILITIES			
Services	Current Provider	Phone #	Avg Monthly Cost
41 Propane		☐ Owned ☐ Leased	
42 Gas	SPIRE		\$ 110
43 Electric	AMEREN		\$ 173
44 Water	AMERICAN WATER		\$ 40
45 Sewer	MSD		\$ 52
46 Trash	REPUBLIC SERVICES		\$ 33
47 Recycle	REPUBLIC SERVICES		\$ N/A
48 Internet	3 BROAD BAND		\$ 50
49 Phone			
HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS			
Type of Heating Equipment:			
50 Zone 1: Age 23 Brand CARRIER	☒ Forced Air	☐ Heat Pump	☐ Radiant
51 Zone 2: Age Brand	☐ Forced Air	☐ Heat Pump	☐ Radiant
Fuel Source of Heating Equipment:			
52 Zone 1:	☒ Natural Gas	☐ Electric	☐ Propane
53 Zone 2:	☐ Natural Gas	☐ Electric	☐ Propane
Type of Air Conditioner:			
54 Zone 1: Age 11 Brand CARRIER	☒ Central Electric	☐ Central Gas	☐ Window/Wall (# of Units:)
55 Zone 2: Age Brand	☐ Central Electric	☐ Central Gas	☐ Window/Wall (# of Units:)
	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:			
60 Please explain any "Yes" or "Other" answers you gave in this section:			
BASEMENT UNCONDITIONED			
FIREPLACE(S)			
61 Location 1: Room: LIVING ROOM	Functional and properly vented?	YES	NO
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:			
PLUMBING SYSTEM, FIXTURES AND EQUIPMENT			
66 Plumbing System: ☒ Copper ☐ PVC ☐ PEX ☐ Galvanized ☐ Other:			
67 Water Heater 1: Age: 2 Location: BASEMENT Tank Size: 50gal	☒ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other		
68 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?	☒	☐	☐
70 Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate. 2024	☒	☐	☐
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:			
ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)			
Type of Service Panel(s):			
85 Panel 1: Amps 200 Brand I-T-E ☒ Circuit Breakers ☐ Fuses ☐ Other			
86 Panel 2: Amps 50/125 Brand SIEMENS ☒ 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: 1985 . Seller has occupied property from 2019 to 2026 .			
96 List all significant additions, modifications, renovations, & alterations to the property during your ownership below: • 2020 MASTER SUITE REMODEL • 2023 PANTRY REMODEL • 2025 FRONT OFFICE BUILT-INS • 2022 NEW FENCE			
	YES	NO	UNK
97 Were required permits obtained for the work described above?	☒	☐	☐
98 Please explain any "No" answers you gave in this section:			

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: CRACK WIZARD - LIFETIME WARRANTY								
	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: SEMP PIT IN MECHANICAL CLOSET								
	ROOF, GUTTERS AND DOWNSPOUTS						YES	NO	UNK
113	What is the approximate age of the roof? 11 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: ANNUAL ROTTLE PEST CONTROL CONTRACT								
	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:								

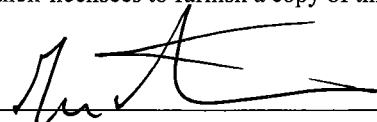
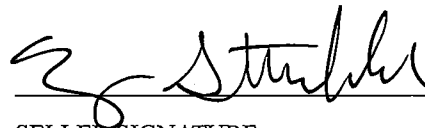
SURVEY AND ZONING				YES	NO	UNK
131	Do you have a survey of the property? If yes, please attach.			☒	☐	☐
132	Does the survey include all existing improvements on the property?			☒	☐	☐
133	Are you aware of any shared or common features with adjoining properties?			☐	☒	☐
134	Are you aware of any rights 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:					
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	☒ Gas	☐ Electric	
141	Oven	☐ N/A	Age	☐ Gas	☒ Electric	
142	Cooktop	☒ N/A	Age	☐ Gas	☐ Electric	
143	Outdoor Grill	☒ N/A	Age	☐ Gas	☐ Electric	
144	Dryer Hookup	☐ N/A		☐ Gas	☒ Electric	
145	Built in Microwave	☒ N/A	Age			
146	Built in Refrigerator	☐ N/A	Age			
147	Dishwasher	☐ N/A	Age			
148	Garbage Disposal	☐ N/A	Age			
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:					
2 mini-dachshunds						

	ADDITIONAL COMMENTS
167	
168	
169	
170	
171	
172	
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177	

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.

	4/24/26		24 APR 2026
SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE

George Steenkolk
Seller Printed Name

Emily Steenkolk
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.

Signed by:  /NRI Relocation 6/1/2026 2:44 PM CDT			
			
56928F1A6A69458...			
BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE
_____	_____	_____	_____
Buyer Printed Name		Buyer Printed Name	

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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Approved by Counsel for St. Louis REALTORS®

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Form # 2049

07/25

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

1 PROPERTY: 1805 Sumter Ridge Ct, Chesterfield, MO 630172 **Lead Warning Statement**

3 Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may
4 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children
5 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
6 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide
7 Buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any
8 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

9 **Seller's Disclosure**

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

11 ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards
12 in the housing13 ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
14 _____
15 _____

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

17 ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based
18 paint hazards in the housing (list all documents below):
19 _____
20 _____21 ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.22 **Buyer's Acknowledgment** (initial appropriate blanks)23 _____ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)
24 _____25 _____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.
26 _____

27 Buyer has (check one below):

28 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
29 lead-based paint or lead-based hazards; or30 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
31 hazards.32 **Agent's Acknowledgment** (initial)33 MM Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

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

35 **Certification of Accuracy**36 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true
37 and accurate.

38 Terri Jeff /NRI Relocation 6/1/2026 | 2:44 PM CDT [Signature] 4/1/26
39 BUYER SIGNATURE DATE SELLER SIGNATURE DATE

40 _____
41 Buyer Printed Name Seller Printed Name George Steenkolk 24AT

42 _____
43 BUYER SIGNATURE DATE SELLER SIGNATURE DATE 24 APR 2026

44 _____
45 Buyer Printed Name Seller Printed Name Emily Steenkolk

46 Matthew Muren 6/1/2026 [Signature] 4-26-26
47 BUYER'S AGENT SIGNATURE DATE LISTING AGENT SIGNATURE DATE

48 Matthew Muren
49 Buyer's Agent Printed Name Listing Agent Printed Name Matthew Muren

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