

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 01/20

SELLER'S DISCLOSURE STATEMENT

To be completed by SELLER concerning 20 Whitehall Ct Brentwood, MO 63144 (Property Address) located in the municipality of Brentwood (if incorporated), County of St. Louis, Missouri. 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.

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

- (a) Development Name WHITEHALL COURT SUBDIVISION
(b) Contact ART FAHRNER, TRUSTEE Phone N/A
Type of Property: (check all that apply) [X] Single-Family Residence [ ] Multi-Family [ ] Condominium [ ] Townhome [ ] Villa [ ] Co-Op
(c) Mandatory Assessment: # - \$ 3000 per: [ ] month [ ] quarter [ ] half-year [X] year
Mandatory Assessment: # - \$ - per: [ ] month [ ] quarter [ ] half-year [ ] year
(d) Mandatory Assessment(s) include:
[X] entrance sign/structure [ ] street maintenance [X] common ground [ ] snow removal of common area
[ ] snow removal specific to this dwelling [X] landscaping of common area [ ] landscaping specific to this dwelling
[ ] clubhouse [ ] pool [ ] tennis court [ ] exercise area [ ] reception facility [ ] water [ ] sewer [ ] trash removal
[ ] doorman [ ] cooling [ ] heating [ ] security [ ] elevator [ ] other common facility
[ ] assigned parking space(s): how many identified as [ ] some insurance [ ] real estate taxes
[X] other specific item(s): REPAYMENT OF LOAN TO RESURFACE STREET
[ ] Exterior Maintenance of this dwelling covered by Assessment: -
(e) Optional Assessment(s)/Membership(s) Please explain -
(f) Are you aware of any existing or proposed special assessments? [ ] Yes [X] No
(g) Are you aware of any special taxes and/or district improvement assessments? [ ] Yes [X] No
(h) Are you aware of any condition or claim which may cause an increase in assessment or fees? [ ] Yes [X] No
(i) Are you aware of any material defects in any common or other shared elements? [ ] Yes [X] No
(j) Are you aware of any existing indentures/restrictive covenants? [X] Yes [ ] No
(k) Are you aware of any violation of the indentures/restrictions by yourself or by others? [ ] Yes [X] No
(l) Is there a recorded street/road maintenance agreement? [ ] Yes [X] No
(m) Please explain any "Yes" answer you gave for (e), (f), (g), (h), (i), (j) or (k) above: AGREEMENT IS FROM 1948 AND CONTAINS RESTRICTIONS THAT ARE UNENFORCEABLE TODAY

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53 UTILITIES

54 Utility Spize Current Provider \_\_\_\_\_  
55 Gas/Propane: \_\_\_\_\_ if Propane, is tank  Owned  Leased  
56 Electric: AMERON  
57 Water: MISSOURI - AMERICAN  
58 Sewer: METROPOLITAN SEWER DISTRICT  
59 Trash: CITY OF BENTWOOD  
60 Recycle: CITY OF BENTWOOD  
61 Internet: CHARLES SPECTIUM  
62 Phone: NIA

63 HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)

64 (a) Heating Equipment:  Forced Air  Hot Water Radiators  Steam Radiators  Radiant  Baseboard  
65 (b) Source of heating:  Electric  Natural Gas  Propane  Fuel Oil  Other  
66 (c) Type of air conditioning:  Central Electric  Central Gas  Window/Wall (Number of window units \_\_\_\_\_)  
67 (d) Areas of house not served by central heating/cooling: BASMENT  
68 (e) Additional:  Humidifier  Electronic Air Filter  Media Filter  Attic Fan  Other:  
69 (f) Are you aware of any problems or repairs needed with any item in this section?  Yes  No If "Yes", please explain WE  
70 HAVE NEVER USED ATTIC FAN - NO IDEA IF IT WORKS  
71 (g) Other details: \_\_\_\_\_

72 FIREPLACE(S)

73 (a) Type of fireplace:  Wood Burning  Vented Gas Logs  Vent Free Gas Logs  Wood Burning Stove  Natural Gas  Propane  
74 (b) Type of flues/venting:  
75  Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s) 1 Location(s) LIVING ROOM  
76  Non-Functional: Number of fireplace(s) \_\_\_\_\_ Location(s) \_\_\_\_\_ Please explain \_\_\_\_\_  
77 (c) Are you aware of any problems or repairs needed with any item in this section?  Yes  No If "Yes", please explain \_\_\_\_\_  
78

79 PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB

80 (a) Water Heater:  Electric  Natural Gas  Propane  Tankless  Other:  
81 (b) Ice maker supply line:  Yes  No  
82 (c) Jet Tub:  Yes  No  
83 (d) Swimming Pool/Spa/Hot Tub:  Yes  No  
84 (If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)  
85 (e) Lawn Sprinkler System:  Yes  No If yes, date of last backflow device inspection certificate:  
86 (f) Are you aware of any problems or repairs needed in the plumbing system?  Yes  No If "Yes", please explain \_\_\_\_\_  
87

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

89 (a) What is the source of your drinking water?  Public  Community  Well  Other (explain)  
90 (b) If Public, identify the utility company: MISSOURI AMERICAN  
91 (c) Do you have a softener, filter or other purification system?  Yes  No  Owned  Leased/Lease Information  
92 (d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as  
93 the curb stop box?  Yes  No If "Yes", please explain \_\_\_\_\_

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

95 (a) What is the type of sewerage system to which the house is connected?  Public  Private  Septic  Aerator  Other  
96 If "Other" please explain \_\_\_\_\_  
97 (b) Is there a sewerage lift system?  Yes  No If "Yes", is it in good working condition?  Yes  No  
98 (c) When was the septic/aerator system last serviced? \_\_\_\_\_  
99 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?  Yes  No  
100 If "Yes", please explain \_\_\_\_\_

101 APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)

102 (a) Electrical Appliances and Equipment:  Electric Stove/Range/Cook top  Oven  Built-in Microwave Oven  
103  Dishwasher  Garbage Disposal  Trash Compactor  Wired smoke alarms  Electric dryer (hook up)  
104  Ceiling Fan(s)  Intercom System  Central Vacuum System  Other \_\_\_\_\_  
105 (b) Gas Appliances & Equipment:  Natural Gas  Propane  
106  Oven  Gas Stove/Range/Cook top  Exterior Lights  Barbecue  Water heater  Tankless Water Heater  
107  Gas dryer (hook up)  Other \_\_\_\_\_  
108 (c) Other Equipment:  TV Antenna  Cable Wiring  Phone Wiring  Network/Data Wiring  
109  Electric Garage Door Opener(s) Number of controls 2  
110  Security Alarm System  Owned  Leased /Lease information: \_\_\_\_\_

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111  Satellite Dish  Owned  Leased/Lease Information: \_\_\_\_\_  
 112  Electronic Pet Fence System Number of Collars: \_\_\_\_\_  Other: \_\_\_\_\_  
 113 (d) Are you aware of any items in this section in need of repair or replacement?  Yes  No If "Yes", please explain \_\_\_\_\_  
 114

115 **ELECTRICAL**  
 116 Type of service panel:  Fuses  Circuit Breakers  Other: \_\_\_\_\_  
 117 (a) Type of wiring:  Copper  Aluminum  Knob and Tube  Unknown  
 118 (b) Are you aware of any problems or repairs needed in the electrical system?  Yes  No If "Yes", please explain \_\_\_\_\_  
 119

120 **ROOF, GUTTERS AND DOWNSPOUTS**  
 121 (a) What is the approximate age of the roof? 11 1/2 Years. Documented?  Yes  No  
 122 (b) Has the roof ever leaked during your ownership?  Yes  No If "Yes" please explain \_\_\_\_\_  
 123  
 124 (c) Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?  Yes  No If "Yes",  
 125 please explain NEW ROOF IN 2009  
 126 (d) Are you aware of any problems with the roof, gutters or downspouts?  Yes  No If "Yes", please explain \_\_\_\_\_  
 127

128 **CONSTRUCTION**  
 129 (a) Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction,  
 130 decks/porches or other load bearing components?  Yes  No If "Yes" please describe in detail \_\_\_\_\_  
 131  
 132 (b) Are you aware of any repairs to any of the building elements listed in (a) above?  Yes  No If "Yes", please describe the  
 133 location, extent, date and name of the person/company who did the repair or control effort \_\_\_\_\_  
 134  
 135 (c) Are you aware that any of the work in (b) above was completed without required permits?  Yes  No  
 136 (d) List all significant additions, modifications, renovations, & alterations to the property during your ownership: PATIO AND  
 137 HIGHWAY IN BACK YARD.  
 138 (e) Were required permits obtained for the work in (d) above?  Yes  No - NOT REQUIRED

139 **BASEMENT AND CRAWL SPACE (Complete only if applicable)**  
 140 (a)  Sump pit  Sump pit and pump  
 141 (b) Type of foundation:  Concrete  Stone  Cinder Block  Wood POURED CONCRETE & CONCRETE BLOCK  
 142 (c) Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space?  Yes  No If "Yes", please  
 143 describe in detail \_\_\_\_\_  
 144  
 145  
 146 (d) Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?  
 147  Yes  No If "Yes", please describe the location, extent, date and name of the person/company who did the repair or control  
 148 effort IN 2011 HELITECH WORKED ON UNFINISHED PORTION OF BASEMENT - DRAINING  
 149 SYSTEM AND INSTALLED SUMP PUMP

150 **PESTS OR TERMITES/WOOD DESTROYING INSECTS**  
 151 (a) Are you aware of any pests or termites/wood destroying insects impacting the property and improvements?  Yes  No  
 152 (b) Are you aware of any uncorrected damage to the property caused by pests or termites/wood destroying insects?  Yes  No  
 153 (c) Is your property currently under a warranty contract by a licensed pest/termite control company?  Yes  No  
 154 (d) Are you aware of any pest/termite control reports for the property?  Yes  No  
 155 (e) Are you aware of any pest/termite control treatments to the property?  Yes  No  
 156 (f) Please explain any "Yes" answers you gave in this section \_\_\_\_\_  
 157

158 **SOIL AND DRAINAGE**  
 159 (a) Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?  Yes  No  
 160 (b) Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the  
 161 property?  Yes  No  
 162 (c) Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect  
 163 the property?  Yes  No  
 164 (d) Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private  
 165 stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District,  
 166 e.g. retention ponds, rain gardens, sand filters, permeable pavement)  Yes  No  
 167 (e) Please explain any "Yes" answers you gave in this section \_\_\_\_\_  
 168

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 BUYER BUYER SELLER SELLER

169 **HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

170 (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based  
171 Paint and/or Lead-Based Paint Hazards, form #2049.)

172 (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?  Yes  No

173 (2) Are you aware if it has ever been covered or removed?  Yes  No

174 (3) Are you aware if the property has been tested for lead?  Yes  No If "Yes", please give date performed, type of test and test  
175 results \_\_\_\_\_

176 (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_  
177

178 (b) Asbestos Materials

179 (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,  
180 pipe wrap, etc.?  Yes  No

181 (2) Are you aware of any asbestos material that has been encapsulated or removed?  Yes  No

182 (3) Are you aware if the property has been tested for the presence of asbestos?  Yes  No If "Yes", please give date performed,  
183 type of test and test results \_\_\_\_\_

184 (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_  
185

186 (c) Mold

187 (1) Are you aware of the presence of any mold on the property?  Yes  No

188 (2) Are you aware of anything with mold on the property that has ever been covered or removed?  Yes  No

189 (3) Are you aware if the property has ever been tested for the presence of mold?  Yes  No If "Yes", please give date performed,  
190 type of test and test results \_\_\_\_\_

191 (4) Please explain any "Yes" answers you gave in this section \_\_\_\_\_  
192

193 (d) Radon

194 (1) Are you aware if the property has been tested for radon gas?  Yes  No If "Yes", please give date performed, type of test  
195 and test results \_\_\_\_\_

196 (2) Are you aware if the property has ever been mitigated for radon gas?  Yes  No If "Yes", please provide the date and name  
197 of the person/company who did the mitigation \_\_\_\_\_

198 (e) Methamphetamine

199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of  
200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?

201  Yes  No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain \_\_\_\_\_  
202

203 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)

204 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property?  Yes  No  
205 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such  
206 information.

207 \_\_\_\_\_  
208

**Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**

209 (g) Radioactive or Hazardous Materials

210 Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive  
211 material or other hazardous material?  Yes  No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge  
212 in writing. Please provide such information, including a copy of such report, if available.  
213 \_\_\_\_\_

214 (h) Other Environmental Concerns

215 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),  
216 electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?  Yes  No If "Yes", please  
217 explain  
218 \_\_\_\_\_

219 **SURVEY AND ZONING**

220 (a) Are you aware of any shared or common features with adjoining properties?  Yes  No

221 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?  Yes  No

222 (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)?  Yes  No

223 (d) Do you have a survey of the property?  Yes  No (If "Yes", please attach) Does it include all existing improvements on the  
224 property?  Yes  No

225 (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?  Yes  No

226 (f) Please explain any "Yes" answers you gave in this section \_\_\_\_\_  
227

/   
BUYER BUYER

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/   
SELLER SELLER

228 **INSURANCE**

229 Are you aware of any claims that have been filed for damages to the property?  Yes  No If "Yes", please provide the following  
230 information: date of claim, description of claim, repairs and/or replacements completed MALCOLM, 2019 - WHITE ON  
231 VARIATION HUMIDITY FUEL DEVELOPED/PAK. SERV. TO DRIED AND TREATED ALL WET AREAS -  
232 HUMIDITY FUEL REQUIRED, NEW CARPET, REPAIRED BASEBOARD AS NEEDED, REPAINTED  
233 ALL WALLS

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 71 years. The Seller has occupied the property from 9-1998 to Present.
- 236 (b) Has the property been continuously occupied during the last twelve months?  Yes  No If "No", please explain \_\_\_\_\_
- 237
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or  
239 any other required governmental authority?  Yes  No If "Yes", please explain CITY OF BENTWOOD
- 240
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county?  Yes  No If "Yes", please  
242 explain \_\_\_\_\_
- 243 (e) Is the property designated as a historical home or located in a historic district?  Yes  No If "Yes", please explain \_\_\_\_\_
- 244
- 245 (f) Is property tax abated?  Yes  No Expiration date \_\_\_\_\_ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property?  Yes  No If "Yes" please explain CATS IN  
247 HOME UNTIL 2014 (ONE CAT AT ANY TIME)
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?  Yes  No (If "Yes", please attach)
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?  Yes  No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor?  Yes  No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property?  Yes  No
- 252 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?  Yes  No
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above \_\_\_\_\_
- 254

255 **Additional Comments:**

256 \_\_\_\_\_  
257 \_\_\_\_\_  
258 \_\_\_\_\_  
259 \_\_\_\_\_  
260 \_\_\_\_\_

261 Seller attaches the following document(s): \_\_\_\_\_

Initials BUYER and SELLER acknowledge they have read this page.    
BUYER BUYER SELLER SELLER

262 **SELLER'S ACKNOWLEDGEMENT:**

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

266 Janet Morris dotloop verified  
03/04/21 7:21 PM CST  
CS0Q-2PTF-TVD6-Z7VF  
267 SELLER SIGNATURE DATE

Joe R. Morris Jr dotloop verified  
03/04/21 7:19 PM CST  
QTGM-03RN-LAZC-TSNI  
SELLER SIGNATURE DATE

268 Janet Morris   
269 Seller Printed Name

Joe R. Morris Jr   
Seller Printed Name

270 **BUYER'S ACKNOWLEDGEMENT:**

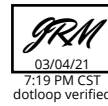
271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's  
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in  
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information  
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker  
275 is not an expert at detecting or repairing physical defects in property.

276   
277 BUYER SIGNATURE DATE

BUYER SIGNATURE DATE

278 \_\_\_\_\_  
279 Buyer Printed Name

\_\_\_\_\_  
Buyer Printed Name



United Services  
13701 Green Ash Court  
Earth City, MO 63045-1225  
Ph: (314) 298-2701  
Fax: (314) 298-7216  
Fed. ID #43-1551740  
Claim Number: HO0001512709  
Date of Loss: 03/05/2019



**United Services**  
DISASTER RESTORATION SPECIALIST

This is to certify that United Services of St. Louis has restored the premises of Joe Morris at 20 Whitehall Ct, St. Louis, MO 63144 on this day of 05/17/19 to my satisfaction.

~~I/We request that AAA process payment for repairs to United Services of St. Louis.~~

**United Services Warranty Information**

United Services provides the Owner with a limited warranty against hidden latent defects in workmanship for a period of three (3) years from the date of completion of the Work. In the event a substantial defect is discovered during the warranty period, the Owner shall, within thirty (30) days of discovery, provide United Services with a written notice of such defect, detailing the exact nature of the warranty claim. Failure to timely provide such written notice shall excuse United Services from further action. Claims under any manufacturer's warranty for defects in new materials must be made directly with the manufacturer. United Services shall repair or replace, at its option, any defective work performed pursuant to this Agreement. Under no circumstances shall United Services be liable for any incidental or consequential damages resulting from defects covered by this warranty, and in no event shall United Services liability to Owner exceed the cost of correcting or replacing the defective work. This warranty is valid only when the Owner has made full payment and complied with the terms and conditions of the Agreement with United Services. This warranty does not apply to damages or defects due to ordinary wear and tear, accident, abuse, misuse, natural or personal disaster and/or those caused in any way by the elements. This warranty is not transferable. Any obligation set forth in this Agreement terminates if the property is sold, transferred or shall cease to be occupied by the owner to whom it is originally issued. There are no warranties that extend beyond the five (3) year time period set forth above. This warranty constitutes the sole and exclusive remedy available to the Owner for any loss, cost, expense, liability or damage, whether direct or indirect, resulting from or contributed to by the default or negligence of United Services.

How would you rate us on the following questions? 1 → 5 (Poor → Excellent)

- 5 ○ How satisfied were you with our timeliness in keeping scheduled appointments?
- 5 ○ How satisfied were you with our timeliness in completing the work?
- 5 ○ How satisfied were you with the professionalism of our work crews?
- 5 ○ How satisfied were with the quality of work complete by our company?
- 5 ○ How satisfied were you with our overall customer service?
- 5 ○ How likely are to recommend this service to friends or family members?

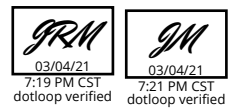
Property Owner Signature: Janet L. Morris

Company Signature: \_\_\_\_\_

Date: 5-17-19

Comments:

Very thorough & easy to work with. Great advice. Clark & his partner did a great job - very polite. Thanks to Matt for his quick responses & help.



**SERVPRO**  
 5243 Baumgartner Rd  
 St. Louis, MO 63129  
 314-858-1688  
 Tax ID #36-4553861

# Invoice

Date	Invoice #
4/8/2019	2019121

<b>Bill To</b>
Joe Morris 20 Whitehall Ct SAINT LOUIS, MO 63144

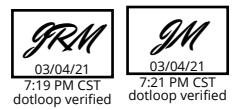
<b>Job Address</b>
20 Whitehall Ct SAINT LOUIS, MO 63144

<b>FOB</b>	<b>Job Date</b>	<b>Rep</b>	<b>Location</b>
Rob Gordon	4/8/2019	BRH	9114

Item	Description	Amount
Water Remed	Water Restoration AAA HO0001512709	869.52T 0.00
<p>If insurance covered claim this invoice has been submitted to your insurance carrier for payment. Should your insurance carrier make payment to you for this invoice, please send payment to: SERVPRO                      5243 Baumgartner Rd                      St. Louis, MO 63129</p>		

Thank you for your business.	<b>Total</b>	\$869.52
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$869.52





### Pipe Solutions

210 S Linn Ave  
Wentzville, MO 63385

INVOICE	#13936-2
SERVICE DATE	Mar 29, 2019
INVOICE DATE	Apr 22, 2019
DUE	Upon receipt
<b>AMOUNT DUE</b>	<b>\$0.00</b>

Jan Morris  
20 Whitehall Ct  
Brentwood, MO 63144

(314) 277-8574  
jlmorris2820@yahoo.com

#### CONTACT US

(636) 856-8989  
Lhoeft@pipesolutions.com

Service completed by: Serafin Ramirez,  
Serafin Ramirez JR

### INVOICE

Services	amount
Services - Leak Detection	\$414.00

Furnish labor, material and equipment necessary to pin point and locate leak.

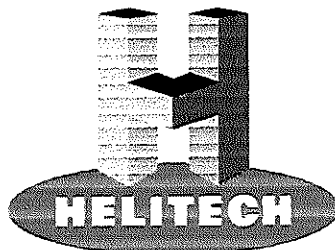
Removed carpet and paid in bassinet and found water leaking in basement from humidifier drain line.

Subtotal	\$414.00
referral	-\$25.00
<b>Total</b>	<b>\$389.00</b>

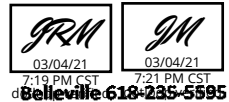
#### Payment History

Apr 01	Mon 2:02pm	Credit Card	\$389.00
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Thank you for choosing Pipe Solutions.  
To view the lining process, visit [www.pipesolutions.com](http://www.pipesolutions.com).



a division of Slab Masters Inc.



**Belleville 618-235-5595**  
 Bloomington 309-820-1500  
 Cape Girardeau 573-335-4060  
 Marion 618-993-5032  
 Mt. Vernon 618-246-1007  
 Paducah 270-442-4060  
 Peoria 309-676-5595  
 Springfield 217-522-5595  
 St. Louis 314-965-4565  
 Indianapolis 317-248-1500  
 Quad Cities, IA 309-799-1260

Name:	Jan Morris	Revised Date:	
Company:		Email Address:	jlmorris2820@yahoo.com
Mailing Address:	20 Whitehall Court St Louis, MO 63144	Phone Number:	314-962-1774
Job Address:	20 Whitehall Court St Louis, MO 63144	Inspection Date:	6/10/2011

- HELITECH® a division of Slab Masters Inc. will be herein referred to as Helitech®.
- Helitech will furnish and install approximately 89 linear feet of drainage system on the interior side of the existing foundation wall, utilizing gravity flow and discharging the sump by pump. The length of the discharge pipe is to be determined by the site conditions.
- Drain system to be Hydroway® 2000 which will include all accessories.
- HELITECH® will install 1 Hydromatic sump pump(s) to be submersible type, 120 volts, 1/3 h.p., U.L. labeled with discharge piping, and equipped with float mechanism for automatic on/off operation in response to sump water. Five (5) year replacement warranty on pump(s).
- Discharge pipe to be 1-1/2" diameter rigid, non-perforated polyvinyl and to include all accessories.
- Sump kit to be heavy duty, structural liner with solid, sealed lid to accommodate the discharging pipe.
- Electric power for pump to be from existing receptacle, 110 volts.
- The concrete floor that will be removed will be 10" to 14" out from the existing wall and will be replaced with concrete.
- Existing footing to have Hydroway® 300 on top of footing installed prior to pouring the new floor.
- All personal property remaining in the work area will be covered by customer(s).
- All above work will be performed in a professional manner. The area of repair will be returned as close to the original condition as possible; however, there will be a concrete color mismatch. HELITECH® will leave the work areas broom swept clean.
- HELITECH® will provide a lien waiver upon completion and final payment.
- This proposal is based on normal construction and concrete thicknesses; if the concrete floor thickness is greater than 5" or if underground plumbing and/or utilities are identified and are necessary to be repaired, additional cost for material and labor may result.
- HELITECH® will not be responsible for any utilities and/or tile, carpeting, paneling, appliances, air conditioners, outside plantings, etc. that are either to be removed, replaced, or in the construction area. HELITECH® will, however, exercise care.
- Customer will remove and replace carpet, baseboards, washer, dryer, shelves, hot water heater, appliances, and all other items away from walls to provide a six (6) foot work area.
- At customer's request, Helitech will install (1) Hydromatic battery backup sump pump system. Installation to include all accessories and manufacturer's (1) year warranty. Additional cost for backup system would be \$850. To accept, initial here \_\_\_\_\_.
- HELITECH will install 18 linear feet of lateral connecting the front wall to back next to furnace room.
- HELITECH recommends the installation of Hydrashield on block walls. Customer understands that if water enters basement through block walls additional repairs for additional cost may be required. Initials \_\_\_\_\_.
- HELITECH will connect discharge pipe to existing discharge pipe on inside of basement wall.

Down Spout Correction  Yes  No

**LIMITED WARRANTY**

Terrain Correction  Yes  No

HELITECH® WARRANTS THE AREAS WATERPROOFED WITH HYDRAWAY® 2000 SYSTEM TO BE FREE FROM WATER LEAKAGE AND ALL DEFECTS IN MATERIALS AND WORKMANSHIP FOR THE LIFE OF THE STRUCTURE. THIS LIMITED WARRANTY IS TRANSFERABLE IN ITS ENTIRETY TO SUBSEQUENT PROPERTY OWNERS, PROVIDED THAT A WRITTEN ASSIGNMENT IS PROPERLY EXECUTED BY OUR CUSTOMER PRIOR TO THE SALE OF THE PROPERTY. EXCEPT FOR BACKING UP OR PLUGGING OF SEWER, CONDENSATION CAUSED BY HIGH HUMIDITY, DAMP SPOTS, DISCOLORATION OF WALLS, SUMP PUMPS, SETTLEMENT, WASH WATER, MOVEMENT CAUSED BY EARTHQUAKE, SEVERE WIND, FUNGI, FLOOD, IRON OCHRE CONTAMINATION, OTHER ACTS OF GOD, OR ANY SIMILAR MAN-MADE CONDITION, HELITECH® WILL, AT NO COST OR EXPENSE TO YOU, CORRECT ANY DEFECT IN WORKMANSHIP OR MATERIAL THAT MAY HAVE OCCURRED, PROVIDED THAT THE AREAS CORRECTED ARE ACCESSIBLE. CHANGES TO THE FOUNDATION, WHICH ARE NOT DIRECTLY OR INDIRECTLY RELATED TO THE WORK PERFORMED ARE NOT INCLUDED IN THIS WARRANTY. THE FOREGOING IS OUR SOLE WARRANTY. ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OR MERCHANTABILITY AND WARRANTY OF FITNESS FOR PURPOSE, ARE EXCLUDED. YOUR EXCLUSIVE REMEDY SHALL BE FOR CORRECTION OF ANY DEFECT IN WORKMANSHIP AND MATERIALS, AS SET FORTH ABOVE. IN NO EVENT SHALL HELITECH® BE LIABLE FOR CONSEQUENTIAL DAMAGES, REGARDLESS OF WHETHER THE CLAIM IS BASED ON WARRANTY, CONTRACT, TORT, OR OTHERWISE. IF PREVIOUS WORK WAS COMPLETED BY ANOTHER COMPANY, HELITECH CANNOT ASSUME ANY OF THEIR WARRANTIES.

Complete in accordance with above specifications, for the sum of: Deposit: \$2100  
 We Accept: Balance Upon Completion: \$4192  
 Total Project Cost: \$6292



All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. If you do not pay as and when required by this contract, however, all guarantees by it will be void and a 1½% per month interest charge will accrue and you will pay all costs related to the collection of the amount, including reasonable attorney's fees and court costs. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon absence of strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance. This contract contains all of the terms and conditions agreed to by the parties and no other representations, warranties or agreements, express or implied, shall vary the terms of this contract.

NOTE: This proposal may be withdrawn by Helitech if not accepted within 20 days.

YOU, THE CONSUMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. HELITECH® a division of Slab Masters Inc. is authorized to do the work as specified. Payment will be made as outlined above.

The terms and conditions on the reverse side form a part of this proposal.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

Signature - Acceptance by Owner \_\_\_\_\_ Date: \_\_\_\_\_  
 To approve yard sign display, sign here \_\_\_\_\_

Signature \_\_\_\_\_ Date: 6/22/11  
 Helitech® a division of Slab Masters Inc. (Estimator)

Invoice will be supplied upon completion - Sign and date all copies, return original and keep yellow copy as your receipt. 10 WP

*per deposit CC#*  
*TSG*