



29 Portland Place | Central West End



Built in 1893 and designed by noted architect Theodore Link, this home has been lovingly, thoughtfully & carefully restored, renovated & updated by the current owners, no expense was spared. A complete restoration of the exterior brought this stately manse back to its original grandeur and the architect's original vision. Gracious entry foyer with newly painted mural by local artist Peter Engelsmann, beamed ceiling & custom runner. Elegant formal living room and dining room, library with built-ins, updated kitchen with Carrara marble counter tops, high-end appliances, butler's pantry + catering kitchen. Just completed a new primary suite with elegant new bath featuring large wet room, double bowl vanities & soaking tub. The 3rd floor has been completely renovated with a kitchenette & fully compliant ADA bathroom. Extra wide lot, beautiful pool, fountain & gardens...PLUS an elevator, seen here to the left, that services all 3 floors. Renovated 1 bedroom, 1 bath carriage house with 2 car garage. This is a one-of-a-kind offering on sought-after Portland Place.





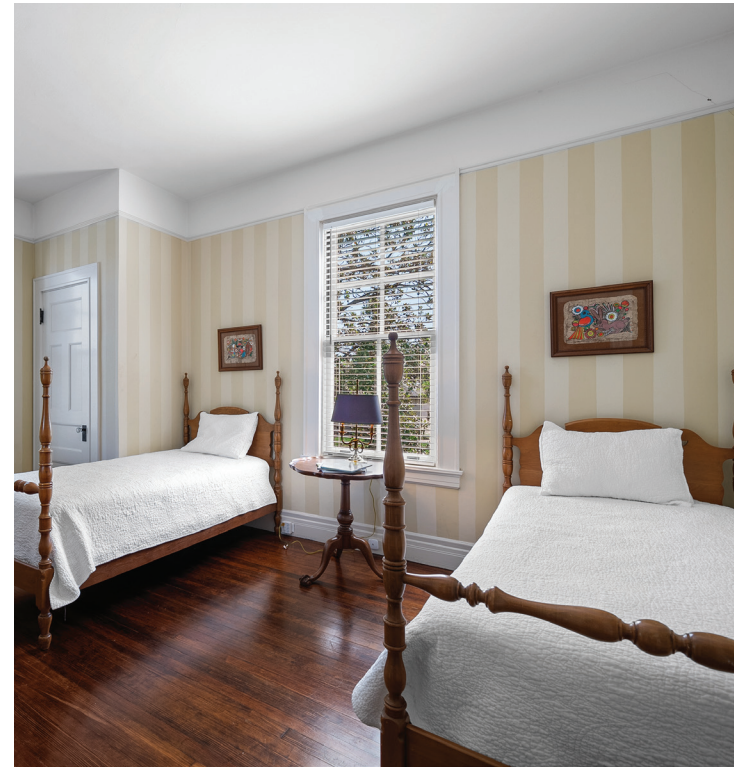
















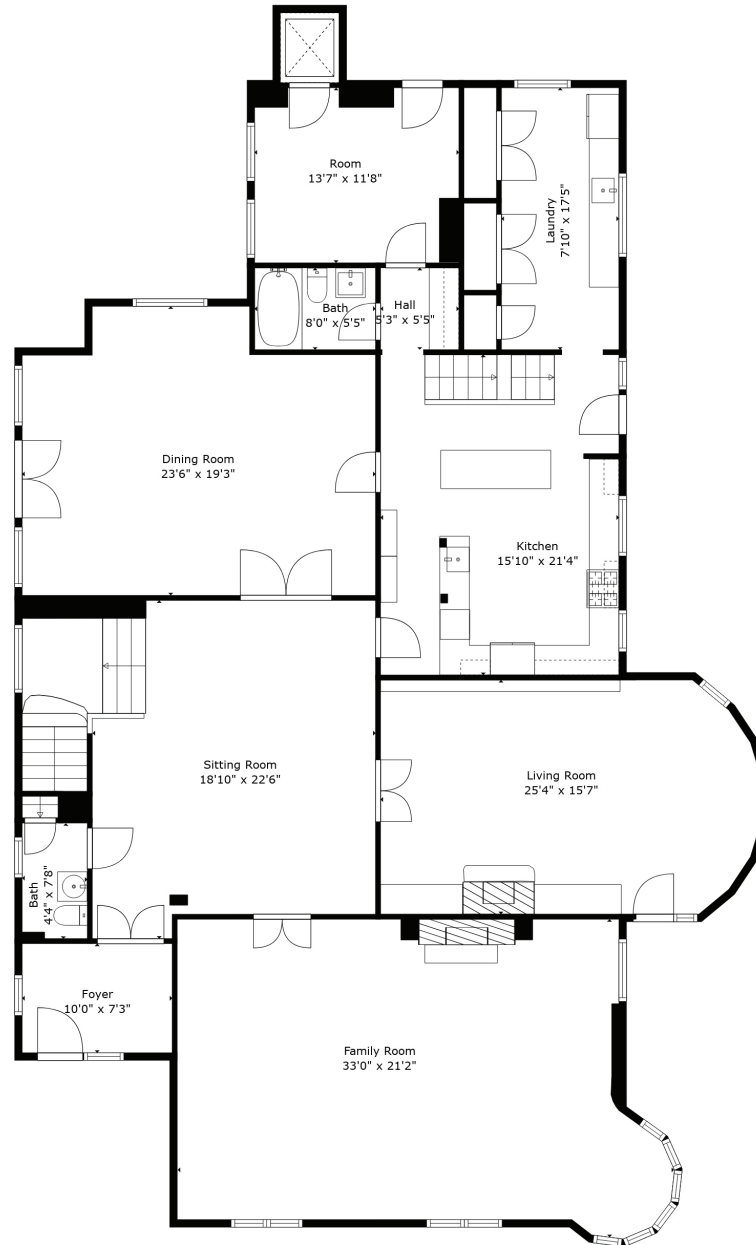


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 & ASSOCIATES
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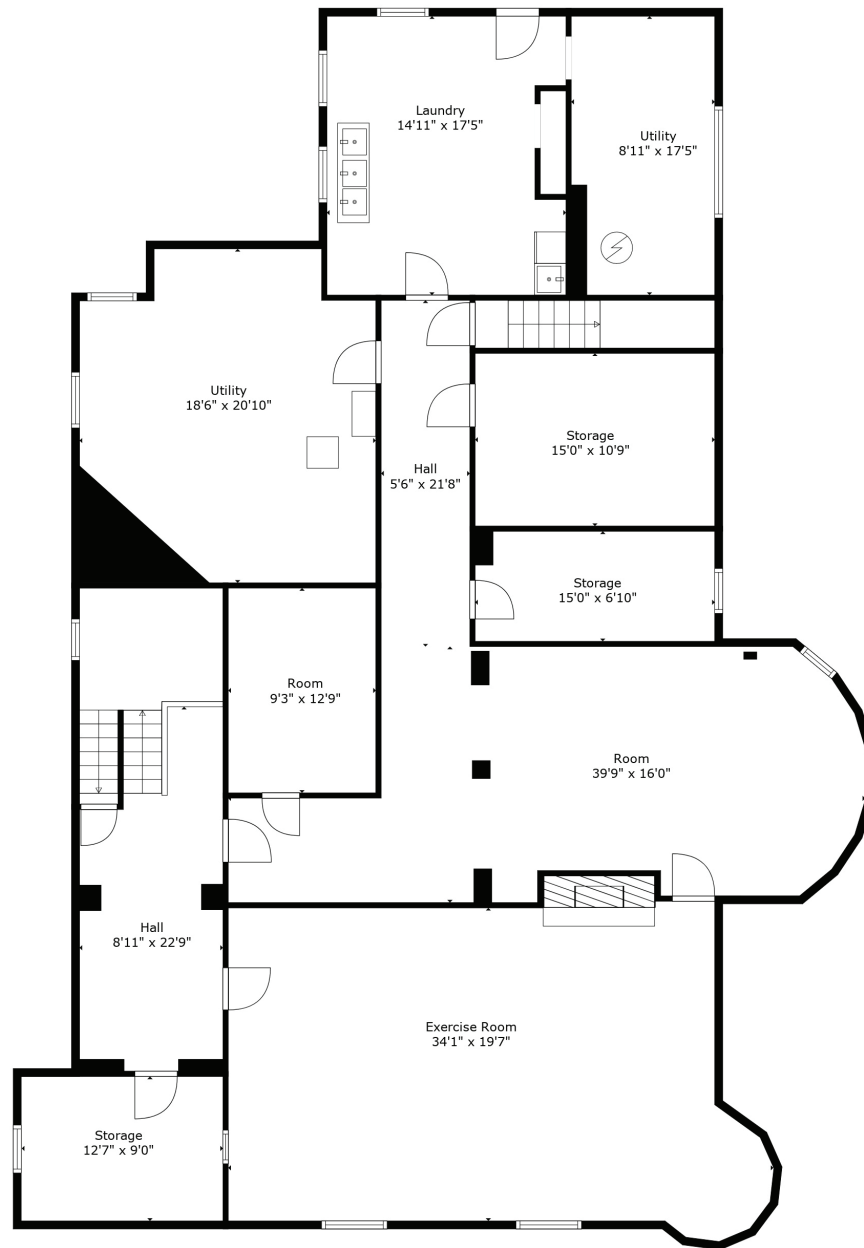
TOTAL: 9464 sq. ft

FLOOR 1: 991 sq. ft, FLOOR 2: 2804 sq. ft, FLOOR 3: 3325 sq. ft, FLOOR 4: 2344 sq. ft
 EXCLUDED AREAS: STORAGE: 394 sq. ft, ROOM: 634 sq. ft, UTILITY: 531 sq. ft,
 LAUNDRY: 261 sq. ft, HALL: 120 sq. ft, OPEN TO BELOW: 48 sq. ft,
 BAY WINDOW: 10 sq. ft, LOW CEILING: 122 sq. ft, ATTIC: 85 sq. ft
 WALLS: 541 sq. ft



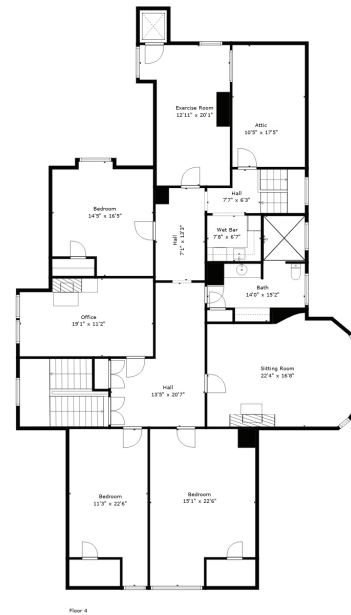
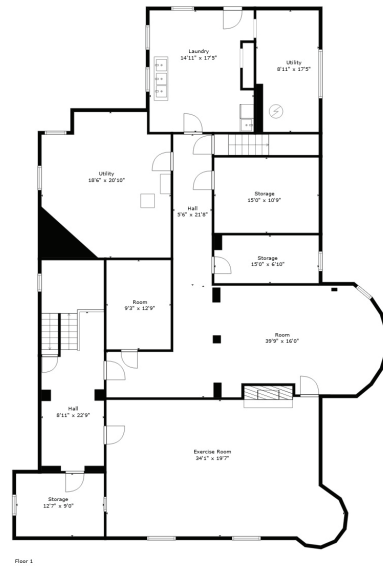
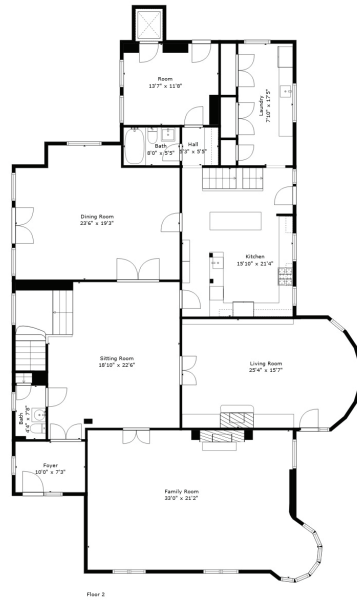
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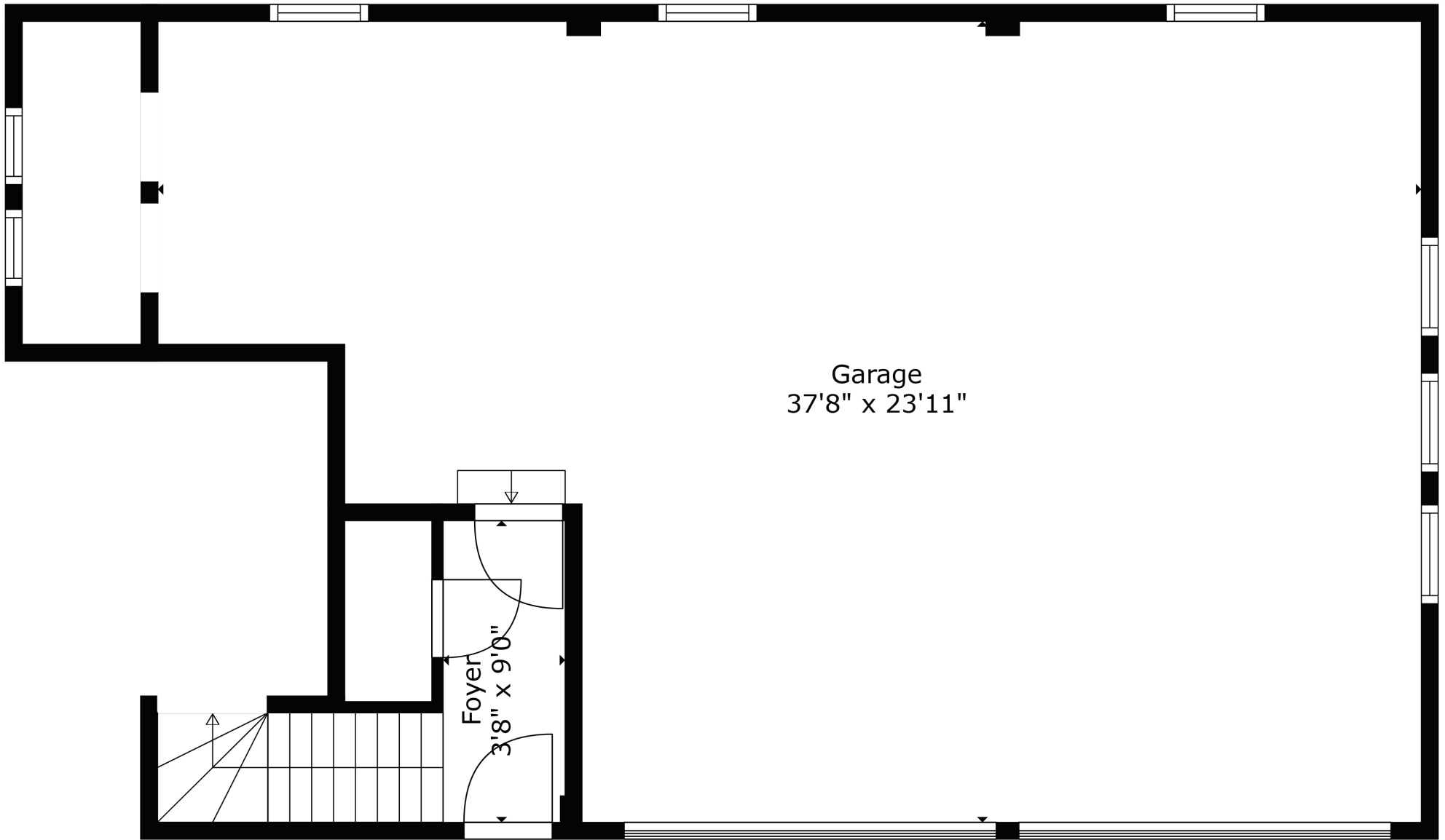
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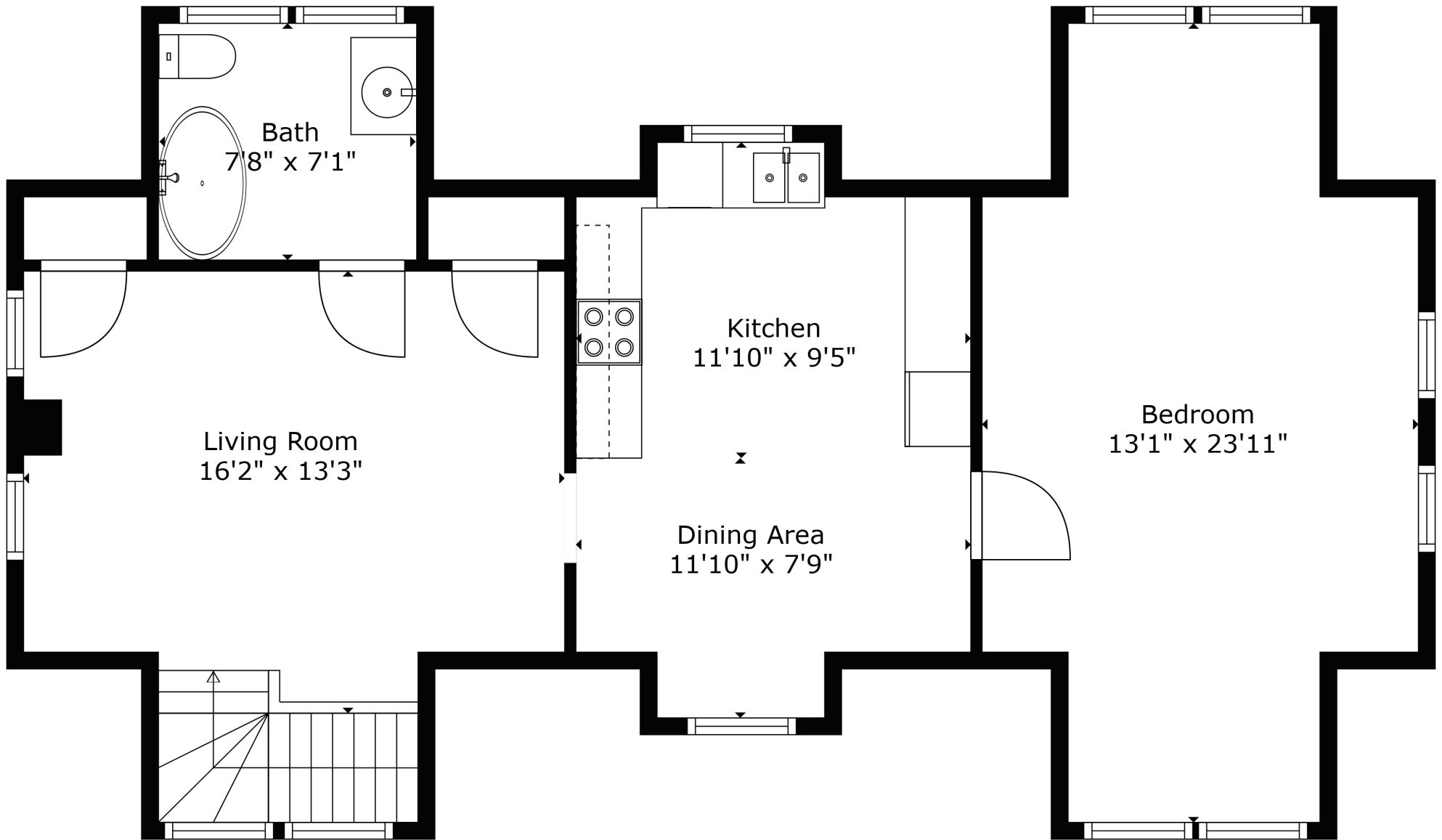
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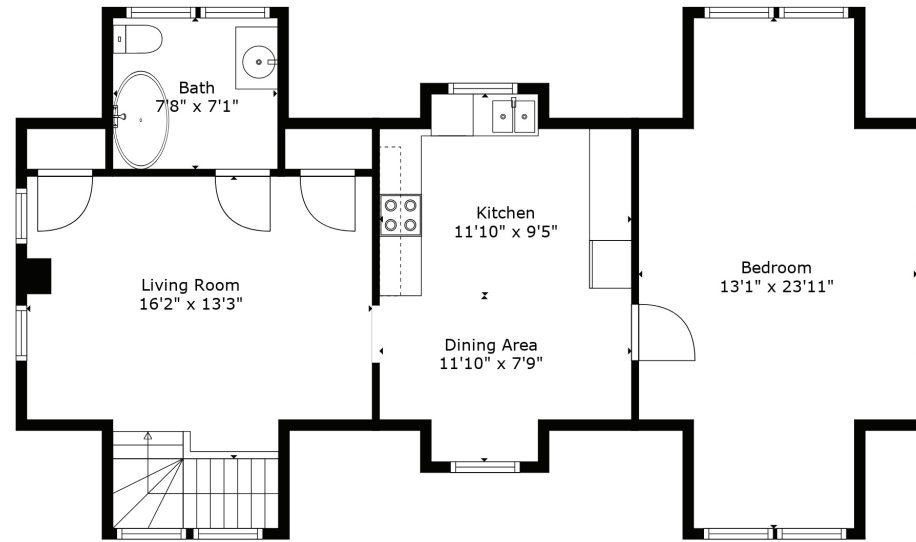


TOTAL: 796 sq. ft
FLOOR 1: 78 sq. ft, FLOOR 2: 718 sq. ft
EXCLUDED AREAS: GARAGE: 755 sq. ft, UNDEFINED: 34 sq. ft, LOW CEILING: 25 sq. ft
WALLS: 169 sq. ft

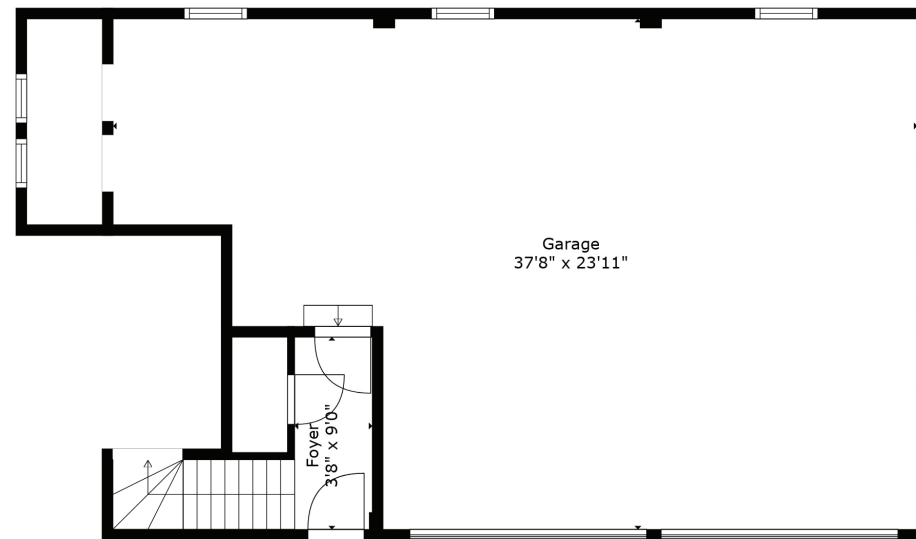


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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Floor 2



Floor 1

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29 Portland Place, Saint Louis, MO 63108

First Floor Features

Vestibule (10' x 7'):

- Original Entry Door with Leaded-Glass Side Light & Ornate Iron Detail
- One-of-a-Kind, Inlaid Mosaic Floor with Greek Key Boarder
- Wainscoting & Custom Paint
- Original 10-Light French Doors Opens to Foyer
- Beamed, Wood Ceiling with Antique Light

Foyer (23' x 19'):

- Refinished Hardwood Floors
- Restored Period Millwork
- Solid Wood French Doors lead to Formal Living Room
- 3 – Piece Crown Moldings with Beamed Ceiling Wainscoting
- One-of-a-Kind, Hand Painted Mural by Peter Engelsmann
- Significant Architectural Staircase from 1st Floor to 3rd Floor
- Brand New Stair Runner Carpeting

Formal Living Room (22' x 21'):

- 12' Ceiling Height
- Refinished Hardwood Floors
- Marble Fireplace Mantel & Surround
- 3 – Piece Crown Molding
- Plaster Moldings & Chair Rail
- Floor to Ceiling Turret Window
- 2 Antique Crystal Chandeliers
- Sconces

Formal Dining Room (24' x 19'):

- Refinished Hardwood Floors
- Crown Molding, Applied Moldings & Chair Rail
- Cove Plaster Crown Molding
- Antique Crystal Chandelier
- Custom Made Buffet with Carrara Marble Top & Back Splash
- 3 Pairs of French Doors overlooking West Gardens with Juliette Balcony
- Pair of Sconces

Library (25 x 16):

- Built-in, Glass Door Bookcases - Lockable (Original to the Home)
- 3-Piece Crown Molding
- French Doors Leading to Entry Foyer
- Marble Fireplace & Surround
- Original Hardwood Flooring
- Original Sconces

Powder Room (8' x 4'):

- Custom Made Vanity with Marble Top & Undermount Sink
- Painted Wood Floors
- Add'l Entrance to Basement

Kitchen (21'x 15'):

- Sub-Zero, 48" PRO Refrigerator/Freezer with Glass Door, Stainless Steel
- Cove, Stainless Steel Dishwasher
- JennAire, 5 Burner Gas Range
- Newer Carrara Counter Tops
- Custom, In-Set Cabinets
- Full-Size, Butler's Pantry with Glass Front Doors
- 2 Undermount Sinks
- Floor to Ceiling Pantry
- Breakfast Bar w/ Seating for 3 to 4 People
- 2nd Entrance to Basement

Catering Kitchen (17' x 8'):

- Stainless Steel Counter Tops
- 40 Bottle Wine Chiller
- Large, Glass Door Refrigerator
- Miele Dishwasher
- Floor to Ceiling Built-Ins

Full Bath (8' x 5'):

- Marble Floors
- Wall Hung Stainless Steel Sink complete w/ Doggie Spicket at Base
- Tub/Shower Combination

Breakfast Room (14' x 12'):

- 12" x 12" Marble Floors
- Elevator
- Wainscoting

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Second Floor Features

Primary Bedroom (22' x 18'):

- Turret
- Refinished Hardwood Floors
- Crown & Applied Moldings
- Walk-In Closet with Custom Fittings
- Marble Fireplace Mantel & Surround (Non-Functional)
- French Doors w/ Juliette Balcony overlooking East Gardens & Pool
- Antique Chandelier

Dressing Room (24' x 16'):

- Walk-In Closet 16' x 5' with Custom Fittings
- Crown & Applied Moldings
- Refinished Hardwood Floors
- Antique Chandelier & Built-In Curio Cabinets (Original)
- Fireplace (Non-Functional)

Primary Bathroom (21' x 16'):

- Completely Renovated 7/25
- Curbless, Frameless, Glass-Enclosed, Marble Wet Room
- Soaking Tub
- Rain Shower Head
- Custom, Dbl. Bowl Vanity w/ Carrara Marble Top
- Roborn Medicine Cabinets
- Heated, Carrara Marble Floors
- Custom Built-Ins

Bedroom 1 (21' x 19'):

- Hardwood Flooring
- Stunning, Leaded-Glass Bay Window w/ Seating
- Antique Chandelier
- Fireplace (Non-Functional)

Bathroom 1 (9' x 12'):

- Walk-In Shower w/ Frameless Glass Shower Door
- Heated Towel Bar
- Jack -n- Jill
- Updated

Bedroom 2 (17' x 17'):

- Hardwood Flooring
- Wainscoting
- Crown Molding
- Electronic Window Shades

Bedroom 3 (28' x 18'):

- Currently Being Used as a Family Room
- Hardwood Flooring
- Fireplace with Classic Mantel & Marble Surround (Non-Functional)
- Wainscoting
- Walk-In Closet 5' x 6'
- Antique Chandelier

Bathroom 3 (8' x 9'):

- Carrara Marble Floors
- Carrara Marble Vanity
- Shower/Tub Combination

Bedroom 4 (17' x 11'):

- Crown Molding
- Hardwood Floors
- Custom Paint
- 2 Closets

Laundry Room (14' x 12'):

- Built-In, Full-Size Washer/Dryer with Custom Top
- Hardwood Floors
- Vented Dryer Connection
- Elevator

29 Portland Place, Saint Louis, MO 63108

Third Floor Features

Sitting Room (22' x 17):

- Hardwood Floors
- Fireplace (Non-Functional)

Bedroom 5 (22' x 15')

- Hardwood Floors

Bathroom 5 (15' x 14'):

- Curbless, Walk-In Shower
- ADA Compliant Vanity with Undermount Sink
- Recently Renovated
- Built-In Dresser
- Ceramic Tile Floor & Subway Tile Surround

Bedroom 6 (22' x 11'):

- Hardwood Floors

Office (19 x 11'):

- Hardwood Floors

• **Bedroom 7 (16' x 14'):**

- Hardwood Floors
- Currently Being Used as a Formal Dining Room

Exercise Room (20' x 12'):

- Sauna (Included in Sale)
- Elevator

Kitchen (8' x 7'):

- Galanz Refrigerator
- Dishwasher
- Quartz Counter Tops
- Subway Tile Back Splash
- Under Cabinet Lighting

Carriage House Features

Historic Carriage House w/ 2 car garage. Updated & Sizeable Living Quarters, 1 Bdrm, 1 Bath, Spacious, Eat-In Kitchen, Full Bath, Large Living Room, Private Entrance

Additional Features

Elevator to 1st, 2nd & 3rd Floor
4 Zones of HVAC in Main House
Circular Driveway
Complete Exterior Renovation 2022
2 Basement Entrances
3rd Flr. was designed for Independent Living

Heated Pool (25' x 15') & Fountain
150' Wide Lot
Whole House Generator (Kohler)
Brand New Primary Bath (7/2025)
Main Staircase to 3rd Floor

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

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SELLER'S DISCLOSURE STATEMENT

Property Address : 29 Portland Place, St. Louis, MO 63108

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: The paint was tested for lead when the contracts did repainting and demolition and didn't find any lead.			
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.	☐	☒	☐

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: The contractors tested for lead when they were doing the in			
	Radon			YES NO UNK
13	Are you aware if the property has been tested for radon gas?			☐ ☒ ☐
14	Are you aware if the property has ever been mitigated for radon gas?			☐ ☒ ☐
15	Please explain any "Yes" answers you gave in this section:			
	Mold			YES NO UNK
16	Are you aware of the presence of any mold on the property?			☐ ☒ ☐
17	Are you aware of anything with mold on the property that has ever been covered or removed?			☐ ☒ ☐
18	Are you aware if the property has ever been tested for the presence of mold?			☐ ☒ ☐
19	Please explain any "Yes" answers you gave in this section:			
	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: The old non-working boiler has asbestos, but it's covered.			
	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		Portland Place	
27	Contact Name	Board of Trustees	Phone #	rtlandpltrustees@gmail.co
28	Type of Property (check all that apply) ☒ Single Family ☐ Multi-Family ☐ Condominium ☐ Townhome ☐ Villa ☐ Co-op			
29	Mandatory Assessment #1 \$ 500 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: Portland is a private street.			
UTILITIES			
	Services	Current Provider	Phone #
41 Propane			☐ Owned ☐ Leased
42 Gas		Spire	
43 Electric		Amerin	
44 Water		STL	
45 Sewer		STL	
46 Trash		STL	
47 Recycle		STL	
48 Internet		spectrum	
49 Phone			
HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS			
Type of Heating Equipment:			
50 Zone 1: Age Brand no idea	☒ Forced Air	☐ Heat Pump	☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other
51 Zone 2: Age Brand no idea	☒ Forced Air	☐ Heat Pump	☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other
Fuel Source of Heating Equipment:			
52 Zone 1:	☒ Natural Gas	☐ Electric	☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other
53 Zone 2:	☒ Natural Gas	☐ Electric	☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other
Type of Air Conditioner:			
54 Zone 1: Age 2 Brand Lenox	☒ Central Electric	☐ Central Gas	☐ Window/Wall (# of Units:) ☐ Other
55 Zone 2: Age 3 Brand carrier	☒ Central Electric	☐ Central Gas	☐ Window/Wall (# of Units: 1) ☐ Other
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: Classic Aire Care - they came and cleaned out the AC drain.			
60 Please explain any "Yes" or "Other" answers you gave in this section: They came to clean out the AC drain			
FIREPLACE(S)			
61 Location 1: Room: Living	Functional and properly vented?		
Type: ☐ Wood Burning ☒ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK			☒
62 Location 2: Room: Library	Functional and properly vented?		
Type: ☐ Wood Burning ☒ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK			☒
63 Location 3: Room: Bedrooms	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: 1 Location: basement Tank Size: big	☐ 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.	☒	☐	☐
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: we have a pool, an irrigation system and plumbing			
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 ? Brand ? ☒ Circuit Breakers ☐ Fuses ☐ Other			
86 Panel 2: Amps ? Brand ? ☒ Circuit Breakers ☐ Fuses ☐ Other			
87 Panel 3: Amps ? Brand ? ☐ Circuit Breakers ☒ Fuses ☐ Other			
Type of Wiring:			
88 Panel 1: ☐ Copper ☐ Aluminum ☒ UNK ☐ Other			
89 Panel 2: ☐ Copper ☐ Aluminum ☒ UNK ☐ Other			
90 Panel 3: ☐ Copper ☐ Aluminum ☒ UNK ☐ Other			
	YES	NO	UNK
91 Are you aware of any problems or repairs needed in the electrical system?	☐	☒	☐
92 Are you aware of any 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 The property was originally constructed in: 1890's . Seller has occupied property from 2021 to 2025 .			
95 List all significant additions, modifications, renovations, & alterations to the property during your ownership below: Completely renovated outside of house, added an elevator, renovated 4x bathrooms, painted interior, completely renovated third floor, new appliances, etc...			
	YES	NO	UNK
96 Were required permits obtained for the work described above?	☒	☐	☐
97 Please explain any "No" answers you gave in this section:			

FOUNDATION				
98	Type of Foundation: ☐ Concrete ☐ Cinder Block ☒ Stone ☐ Wood ☐ Other:	YES	NO	UNK
99	Are you aware of any problems or issues with foundation?	☐	☒	☐
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?	☐	☒	☐
102	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	☐	☐	☒
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?	☐	☐	☐
105	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:			
BASEMENT AND CRAWL SPACE (Complete only if applicable)		YES	NO	UNK
106	Is the home equipped with a sump pit?	☐	☐	☒
107	Is the home equipped with a sump pump?	☐	☐	☒
108	Are you aware of any issues with sump pit(s) & pump(s)?	☐	☒	☐
109	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	☐	☒	☐
110	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	☐	☒	☐
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? 14 Is it documented? If yes, please provide documentation.	☐	☐	☐
113	Are you aware of any active leaks to the roof?	☐	☒	☐
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?	☒	☐	☐
116	Are you aware of any problems with the roof, gutters or downspouts?	☐	☒	☐
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:			
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?	☐	☒	☐
120	Are you aware of any uncorrected damage to the property caused by above?	☐	☒	☐
121	Are you aware of any control reports for the property?	☐	☒	☐
122	Are you aware of any control treatments to the property?	☐	☒	☐
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?	☐	☒	☐
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?	☐	☒	☐
126	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	☐	☒	☐
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?	☐	☒	☐
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)	☐	☒	☐
129	Please explain any "Yes" answers you gave in this section:			

SURVEY AND ZONING					YES	NO	UNK
130	Do you have a survey of the property? If yes, please attach.				☐	☐	☒
131	Does the survey include all existing improvements on the property?				☐	☐	☒
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 property?				☐	☐	☒
134	Is any portion of the property located within the 100-year flood hazard area (flood plain)?				☐	☐	☒
135	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?				☐	☐	☒
136	Please explain any "Yes" answers you gave in this section:						
INSURANCE					YES	NO	UNK
137	Are you aware of any claims that have been filed for damages to the property? (i.e., roof, flood, fire, casualty, etc.)				☒	☐	☐
138	If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed. We made claim for tornado damage, a tree fell on our fence, we had a few loose roof tiles replaced and broken windows						
APPLIANCES/EQUIPMENT (Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)							
139	Range/Stove	☐ N/A	Age	☐ Gas	☐ Electric		
140	Oven	☐ N/A	Age	☐ Gas	☐ Electric		
141	Cooktop	☐ N/A	Age	☐ Gas	☐ Electric		
142	Outdoor Grill	☐ N/A	Age	☐ Gas	☐ Electric		
143	Dryer Hookup	☐ N/A		☐ Gas	☐ Electric		
144	Built in Microwave	☐ N/A	Age				
145	Built in Refrigerator	☐ N/A	Age				
146	Dishwasher	☐ N/A	Age				
147	Garbage Disposal	☐ N/A	Age				
148	Trash Compactor	☐ N/A	Age				
149	Electric Pet Fence	☐ N/A	# of collars				
150	Gas Powered Exterior Lights	☐ N/A	# of lights				
151	Security System/Cameras	☐ N/A		☐ Owned	☐ Leased		
				YES	NO	UNK	
152	Are you aware of any items in this section in need of repair or replacement?				☐	☒	☐
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?				☒	☐	☐
155	Is the property located in an area that requires any compliance inspection(s) including municipality, 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?				☐	☐	☒
157	Is the property designated as a historical home or located in a historic district?				☒	☐	☐
158	Is property tax abated? If yes, attach documentation from taxing authority.				☐	☒	☐
159	Are you aware of any pets having been kept in or on the property? Explain below.				☒	☐	☐
160	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?				☒	☐	☐
161	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Explain below.				☐	☒	☐
162	Are you aware if carpet has been laid over a damaged wood floor? Explain below.				☐	☒	☐
163	Are you aware of any existing or threatened legal action affecting the property? Explain below.				☐	☒	☐
164	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Explain below.				☐	☒	☐
165	Please explain any "Yes" answers you gave in this section: we have three dogs.						

	ADDITIONAL COMMENTS
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Seller attaches the following document(s): _____

SELLER'S ACKNOWLEDGEMENT:

Seller acknowledges that he has 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.

Evan mccormick8/19/25

SELLER SIGNATURE

DATE

SELLER SIGNATURE

DATE

Evan mccormick

Seller Printed Name

Seller Printed Name

BUYER'S ACKNOWLEDGEMENT:

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

BUYER SIGNATURE

DATE

BUYER SIGNATURE

DATE

Buyer Printed Name_____
Buyer Printed Name

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 # 2180 01/20

POOL/SPA/POND/LAKE ADDENDUM TO SELLER'S DISCLOSURE STATEMENT
(It should be understood that the preamble to the Seller's Disclosure applies to this Addendum)

To be completed by SELLER concerning 29 Portland Place, St. Louis, MO 63108 (Property Address)

Note: Potential buyers should be aware that the current owner may not use the pool/spa/pond/lake to its full capacity, if at all. If one of these is being underutilized, it may falsely appear to be problem free. If it is more heavily utilized, problems may surface that were previously now known or detectable. These problems may not be discovered by a pool/spa/pond/lake inspection.

POOL

(A) General Information: (Give closest approximation that is known)

(1) Age 15 (2) Shape rect. (3) Size (length x width) 25 x 15 (4) Depth 8 ft (5) Volume (gallons) ?
(6) Type:
Above ground (please check the following that apply) ☐ Vinyl liner ☐ Other _____
In ground (please check the following that apply) ☒ Concrete ☐ Stainless ☐ Gunite ☐ Fiberglass ☒ Vinyl liner
☐ Other _____
(7) Pool Builder no idea
(8) Type of chemical sanitizer ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☒ Saltwater
☐ Other _____
(9) Pool service provider Flordia Pools Last serviced 8-19-25 (date)
(10) Last opened by Flordia Pools Last closed by Flordia Pools
(11) Age of heater 2024 Heating source gas (12) Age of pump _____
(13) Age of filter brand new Type of filter ☒ Sand ☐ DE ☐ Other _____

Additional comments/information:

just added the heater a year ago and replaced the filter this summer.

(B) Visual Components: Specify if any repairs have been performed during your ownership on the visual components (including, but not limited to the following):

Tile and grouting, coping, interior finish, caulking/expansion joints and deck
nope

(C) Deck Equipment: Specify if any repairs have been performed during your ownership on the deck equipment (including, but not limited to the following):

Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers
none

(D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but not limited to the following):
new filter done this summer / 2025

(E) Leaks and/or Defects:

(1) Are you aware of any leaks in the pool or pool components ☐ Yes ☒ No

(2) Are you aware of any defects relating to the pool or to any of the pool components ☐ Yes ☒ No

Explain any "Yes" answers in this section:

SPA

General Information: (Give closest approximation that is known)

- (1) Age _____ (2) Volume (gallons) _____ (3) Manufacturer _____ (4) Construction _____
(5) Type of chemical sanitizer ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☐ Other _____
(6) Spa service provider _____ Last serviced _____ (date) _____
(7) Age of heater _____ Heat Source _____
(8) Age of pump _____ (9) Age of filter _____ (10) Number of jets _____
(11) Specify if any repairs have been performed during your ownership on spa equipment (including, but not limited to the items above) _____

(12) Are you aware of any defects ☐ Yes ☐ No If Yes, please explain _____

PONDS and LAKES

General Information: (Give the closest approximation that is known)

- (1) Number of Ponds/Lakes _____ (2) Age _____ (3) Depth _____ (4) Size (e.g. gallons, acreage) _____
(5) Type ☐ Natural ☐ Artificial
(6) Construction ☒ Concrete ☐ Plastic ☐ Other _____
(7) Water source _____
(8) Does any sewage run into the Pond/Lake ☐ Yes ☐ No
(9) Is the Pond/Lake shared ☐ Yes ☐ No
(10) Is the Pond/Lake stocked ☐ Yes ☐ No
(11) Pond service provider _____ Last serviced _____ (date) _____
(12) If heated, age of heater _____ Heat Source _____
(13) Is there a pump ☐ Yes ☐ No Age of pump _____
(14) Have any chemicals been added ☐ Yes ☐ No
(15) Is there a filtration system ☐ Yes ☐ No Age of filter _____
(16) Is there an overflow system ☐ Yes ☐ No
(17) If there is an overflow system, does overflow run onto adjoining properties ☐ Yes ☐ No
(18) Are there any leaks ☐ Yes ☐ No
(19) Is there a fountain(s) ☐ Yes ☐ No
(20) Have any repairs been performed during your ownership on the Pond/Lake or any component of the Pond/Lake
☐ Yes ☐ No
(21) Are you aware of any defects ☐ Yes ☐ No

Explanation of any "Yes" answers (8-10, 14-18, 20 and 21 above):

SELLER'S ACKNOWLEDGEMENT Seller acknowledges that he has 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.

<u>Evan McCormick</u>	<u>08/19/2025</u>		
SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
<u>Evan McCormick</u>			
Seller Printed Name		Seller Printed Name	

BUYER'S ACKNOWLEDGEMENT Buyer acknowledges having received and read this Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement. Buyer understands that the information in this addendum is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Pool/Spa/Pond/Lake Addendum to Sellers 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.

<u></u>	<u></u>	<u></u>	<u></u>
BUYER SIGNATURE	DATE	BUYER SIGNATURE	DATE
<u></u>		<u></u>	
Buyer Printed Name		Buyer Printed Name	

E-Signed : 08/19/2025 03:50 PM CDT
Keith R. Manzer
IP: 108.75.29.254
Electronic Signature
DocID: 20250819153659588