

GLADYS

MANION
REAL ESTATE

90 Years
1936 - 2026



3532 Espace Court | Florissant



If you've been dreaming of a home that combines modern amenities, pride of ownership, and impeccable condition, this property delivers all that and more. Its crisp, attractive curb appeal offers just a glimpse of the quality and style that await inside. Step into a bright, open floor plan enhanced by rich new wood flooring - an ideal setting for both everyday living and entertaining. A welcoming den overlooks the front yard, while the generously sized dining room flows seamlessly into a stunning kitchen designed to impress. Highlights include an oversized center island with beautiful granite countertops, a six-burner KitchenAid gas stove with downdraft exhaust fan, abundant white cabinetry, and a Samsung refrigerator with a built-in TV screen. The kitchen also provides direct access to a covered patio, perfect for alfresco dining and outdoor gatherings. The spacious family room offers a comfortable place to relax and opens to an oversized deck and large backyard, creating an effortless indoor-outdoor lifestyle. Upstairs, the home continues to impress with a spacious primary suite featuring an updated full bathroom and a walk-in closet. Three additional bedrooms and a second full bathroom complete the upper level. The lower level adds even more versatility with a large recreation room, two bonus rooms, and a half bath. Direct access from the two-car garage into the kitchen adds everyday convenience. Move-in ready and meticulously maintained, this exceptional home truly checks every box—your dream home awaits.





BUTLER FELSHER | GROUP
ButlerFelsher.com

Carol Butler C: 314.630.3165
Juli-Ann Felsher C: 314.303.3232
Gladys Manion's #1 Team 2025



Locally Owned and Operated Since 1936
314-721-4755
GladysManion.com

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

01/26

00206240

SELLER'S DISCLOSURE STATEMENT

Property Address : 3532 Espace Et Floissant, Mo 63034

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.	-	X	-
2	Please explain any "Yes" answers you gave in this section: Built 1980			
	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.		X	
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.	-	X	-

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.			-	X	-
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?			-	X	-
10	Are you aware if it has ever been covered or removed?			-	X	-
11	Are you aware if the property has been tested for lead?			-	X	-
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?			-	X	-
14	Are you aware if the property has ever been mitigated for radon gas?			-	X	-
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?			-	X	-
17	Are you aware of anything with mold on the property that has ever been covered or removed?			-	X	-
18	Are you aware if the property has ever been tested for the presence of mold?			-	X	-
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.?			-	X	-
21	Are you aware of any asbestos material that has been encapsulated or removed?			-	X	-
22	Are you aware if the property has been tested for the presence of asbestos?			-	X	-
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.?			-	X	-
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 <u>Panc Arbonne forest Second Edition Pl to City & Village Tax office 314 739 48</u>					
27	Contact Name <u>Uncertain of Contact</u>			Phone #		
28	Type of Property (check all that apply) <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Condominium <input type="checkbox"/> Townhome <input type="checkbox"/> Villa <input type="checkbox"/> Co-op					
29	Mandatory Assessment #1 \$ <u>175.</u> per <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Other					
30	Mandatory Assessment #2 \$ _____ per <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input type="checkbox"/> Other					
31	Mandatory Assessment(s) include: <input type="checkbox"/> entrance sign/structure <input type="checkbox"/> street maintenance <input checked="" type="checkbox"/> common ground <input type="checkbox"/> snow removal specific to dwelling <input type="checkbox"/> snow removal common area <input type="checkbox"/> landscaping of common area <input type="checkbox"/> landscaping specific to dwelling <input type="checkbox"/> reception facility <input type="checkbox"/> clubhouse <input type="checkbox"/> pool <input type="checkbox"/> tennis court <input type="checkbox"/> exercise area <input type="checkbox"/> water <input type="checkbox"/> sewer <input type="checkbox"/> trash removal <input type="checkbox"/> doorman <input type="checkbox"/> cooling <input type="checkbox"/> heating <input type="checkbox"/> security <input type="checkbox"/> elevator <input type="checkbox"/> some insurance <input type="checkbox"/> real estate taxes <input type="checkbox"/> other common facility _____ <input type="checkbox"/> assigned parking space(s): how many _____ identified as _____ <input type="checkbox"/> other specific item(s): <u>Street light electricity</u> <input type="checkbox"/> Dwelling exterior maintenance covered by Assessment: _____					

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

UTILITIES

Services	Current Provider	Phone #	<input type="checkbox"/> Owned <input type="checkbox"/> Leased	Avg Monthly Cost
41 Propane				
42 Gas	Spine			
43 Electric	Amergen			
44 Water	Missouri American			
45 Sewer	MSD			
46 Trash	Waste Management			
47 Recycle	Waste Management			
48 Internet	T-Mobile			
49 Phone	T-Mobile			

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:

50 Zone 1: Age 4 Brand TRANE X Forced Air Heat Pump Radiant Baseboard Geo-Thermal Other

51 Zone 2: Age 3 Brand TRANE X Forced Air Heat Pump Radiant Baseboard Geo-Thermal Other

Fuel Source of Heating Equipment:

52 Zone 1: X Natural Gas Electric Propane Fuel Oil Solar Other

53 Zone 2: X Natural Gas Electric Propane Fuel Oil Solar Other

Type of Air Conditioner:

54 Zone 1: Age 4 Brand TRANE X Central Electric Central Gas Window/Wall (# of Units:) Other

55 Zone 2: Age 3 Brand TRANE X Central Electric Central Gas Window/Wall (# of Units:) Other

	YES	NO	UNK
56 Are you aware of any problems or issues with any part of the HVAC system?	-	X	-
57 Do you have any existing maintenance agreements in place?	-	X	-
58 Are any areas of the home not covered by central heating /cooling? Garage not covered by HVAC	-	X	-
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: Seasonal check up			
60 Please explain any "Yes" or "Other" answers you gave in this section:			

FIREPLACE(S)

	YES	NO	UNK
61 Location 1: Room: Family Room Functional and properly vented? Type: <input type="checkbox"/> Wood Burning X Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	X	-	-
62 Location 2: Room: _____ Functional and properly vented? Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	-	-	-
63 Location 3: Room: _____ Functional and properly vented? Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	-	-	-
64 Are you aware of any problems or repairs needed with any item in this section?	-	X	-
65 Please explain any "Yes" or "No" answers you gave in this section:			

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

66 Plumbing System: X Copper X PVC PEX Galvanized Other:

67 Water Heater 1: Age: 7 Location: Basement Tank Size: 50 X 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
70 Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate. <i>Front only</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
71 Are you aware of any problems or repairs needed in the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Other			
75 If well, when was the water last tested? <i>N/A</i> Is test documented? <input type="checkbox"/> Yes or <input type="checkbox"/> No. If yes, please provide documentation.			
76 Do you have a water softener? <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No. If yes, is it <input type="checkbox"/> Owned or <input type="checkbox"/> 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Septic <input type="checkbox"/> Aerator <input type="checkbox"/> Other If Other, please explain:			
80 If septic/aerator, when was system last serviced? <i>N/A</i>			
	YES	NO	UNK
81 Is there a sewerage lift system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
82 Is there a sewerage grinder system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
83 Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 <i>200</i> Brand <i>Sylvania</i> <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
86 Panel 2: Amps _____ Brand _____ <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
87 Panel 3: Amps _____ Brand _____ <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
Type of Wiring:			
88 Panel 1: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
89 Panel 2: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
90 Panel 3: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
	YES	NO	UNK
91 Are you aware of any problems or repairs needed in the electrical system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
92 Are you aware of any panels in service in the property being subject to recall or otherwise out of date?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
93 Are you aware of any active knob and tube wiring in the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
94 Please explain any "Yes" answers you gave in this section:			
CONSTRUCTION			
95 The property was originally constructed in: <i>1980</i> . Seller has occupied property from <i>2002</i> to <i>present</i> .			
96 List all significant additions, modifications, renovations, & alterations to the property during your ownership below: <i>See attached list of improvements</i>			
	YES	NO	UNK
97 Were required permits obtained for the work described above?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
98 Please explain any "No" answers you gave in this section:			

FOUNDATION				
99	Type of Foundation: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Cinder Block <input type="checkbox"/> Stone <input type="checkbox"/> Wood <input type="checkbox"/> Other:	YES	NO	UNK
100	Are you aware of any problems or issues with foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
102	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
103	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104	Are you aware of any repairs to any of the building elements listed above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
105	Were required permits obtained for any repairs described above? <u>NA</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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:			
BASEMENT AND CRAWL SPACE (Complete only if applicable)		YES	NO	UNK
107	Is the home equipped with a sump pit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
108	Is the home equipped with a sump pump?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
109	Are you aware of any issues with sump pit(s) & pump(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
110	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
111	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
112	Please explain any "Yes" answers you gave in this section:			
ROOF, GUTTERS AND DOWNSPOUTS		YES	NO	UNK
113	What is the approximate age of the roof? <u>1 year</u> Is it documented? If yes, please provide documentation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
114	Are you aware of any active leaks to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
115	Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
116	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
117	Are you aware of any problems with the roof, gutters or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
118	Does the property have multiple layers of roofing currently installed on any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
119	Please explain any "Yes" answers you gave in this section and attach any documentation: <u>Roof completely replaced approx 1 yr ago</u>			
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
121	Are you aware of any uncorrected damage to the property caused by above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
122	Are you aware of any control reports for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
123	Are you aware of any control treatments to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
125	Please explain any "Yes" answers you gave in this section:			
SOIL AND DRAINAGE		YES	NO	UNK
126	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
127	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.					<input checked="" type="checkbox"/>	
132	Does the survey include all existing improvements on the property?					<input checked="" type="checkbox"/>	
133	Are you aware of any shared or common features with adjoining properties?					<input checked="" type="checkbox"/>	
134	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?					<input checked="" type="checkbox"/>	
135	Is any portion of the property located within the 100-year flood hazard area (flood plain)?				-	<input checked="" type="checkbox"/>	-
136	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?					<input checked="" type="checkbox"/>	
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.)				<input checked="" type="checkbox"/>	-	-
139	If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed. <i>May 2025 Roof</i>						
APPLIANCES/EQUIPMENT (Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)					YES	NO	UNK
140	Range/Stove	<input type="checkbox"/> N/A	Age	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric		
141	Oven	<input type="checkbox"/> N/A	Age <i>6 yrs</i>	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
142	Cooktop	<input type="checkbox"/> N/A	Age <i>6 yrs</i>	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric		
143	Outdoor Grill	<input type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric		
144	Dryer Hookup	<input type="checkbox"/> N/A		<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
145	Built in Microwave	<input type="checkbox"/> N/A	Age <i>2 yrs</i>				
146	Built in Refrigerator	<input type="checkbox"/> N/A	Age <i>6 yrs</i>				
147	Dishwasher	<input type="checkbox"/> N/A	Age <i>6 yrs</i>				
148	Garbage Disposal	<input type="checkbox"/> N/A	Age <i>6 yrs</i>				
149	Trash Compactor	<input type="checkbox"/> N/A	Age				
150	Electric Pet Fence	<input type="checkbox"/> N/A	# of collars				
151	Gas Powered Exterior Lights	<input type="checkbox"/> N/A	# of lights				
152	Security System/Cameras	<input type="checkbox"/> N/A		<input type="checkbox"/> Owned	<input type="checkbox"/> Leased		
					YES	NO	UNK
153	Are you aware of any items in this section in need of repair or replacement?					<input checked="" type="checkbox"/>	
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?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
157	Is the property located in an area that requires any specific disclosure(s) from the city or county?					<input checked="" type="checkbox"/>	
158	Is the property designated as a historical home or located in a historic district?					<input checked="" type="checkbox"/>	
159	Is property tax abated or subject to a tax freeze (such as Senior Property Tax Freeze)? If yes, attach documentation from taxing authority.					<input checked="" type="checkbox"/>	<input type="checkbox"/>
160	Are you aware of any pets having been kept in or on the property?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
161	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?					<input type="checkbox"/>	<input type="checkbox"/>
162	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
163	Are you aware if carpet has been laid over a damaged wood floor?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
164	Are you aware of any existing or threatened legal action affecting the property?					<input checked="" type="checkbox"/>	<input type="checkbox"/>
165	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?				-	<input checked="" type="checkbox"/>	-
166	Please explain any "Yes" answers you gave in this section: <i>Basement glass blocks (above) has cracks</i>						

List of Improvements

First Floor

Remodel kitchen and bathroom approx. 2020

New wood floors

New interior doors

Gas fireplace

New appliances. KitchenAid: stove, microwave and dishwasher / Café series: oven / Samsung refrigerator with built-in Wi-Fi monitor

Stairway from main to 2nd floor was rebuilt / steps, rails, spindles and post replaced 2026

All new exterior doors approx. 2014

New garage door and motor (insulated) approx. 2018

All new white vinyl windows (Pella) approx. 2008

New deck approx. 2017

New concrete garage sidewalk and concrete patio area 2025

New concrete coatings in garage and front porch 2026

Complete first floor paint. (Done by self. I am a contractor.)

Leveler 2" blinds approx. 2024

Second Floor

Primary bath remodel approx.2004

Hallway bath remodel approx.. 2013

Wood floors in primary bedroom, primary closet and hallway 2026

Complete second story paint 2026 (Done by self. I am a contractor.)

All interior doors (second floor) replaced 2013

New carpet in 3 bedrooms 2026

Basement

Complete paint 2026 (Done by self. I am a contractor)

New carpet 2026

General: Zoned heating and cooling

Information contained hereon has been provided by Sellers. Buyers are advised to verify all information to their own satisfaction before entering contract to purchase. Gladys Manion assumes no liability for errors in above information.

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 # 2049 07/25

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

1 PROPERTY: 3532 Esquire Ct Florissant, Mo 63034

2 **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 housing
13 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
14 _____

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

16 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based
17 paint hazards in the housing (list all documents below):
18 _____
19 _____

20 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

21 **Buyer's Acknowledgment** (initial appropriate blanks)


22 _____ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

23 _____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

24 Buyer has (check one below):

- 25 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
26 lead-based paint or lead-based hazards; or
27 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
28 hazards.

29 **Agent's Acknowledgment** (initial)

30  Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
31 (Deleted by listing agent or if not listed, agent assisting Buyer.)

32 **Certification of Accuracy**

33 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true
34 and accurate.

35 BUYER SIGNATURE _____ DATE _____

36 Buyer Printed Name _____

37 BUYER SIGNATURE _____ DATE _____

38 Buyer Printed Name _____

39 BUYER'S AGENT SIGNATURE _____ DATE _____

40 Buyer's Agent Printed Name _____

41  _____ DATE 3/29/26

42 Seller Printed Name Robert Longhiser

43  _____ DATE _____
dotloop verified
04/07/26 3:22 PM CDT
HXOS-7DVN-NNLP-20N1

44 Seller Printed Name Kimberly King

45  _____ DATE 3/31/202

46 Listing Agent Printed Name JULI-ANN FELSHER

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

3532 Espace Court

List of Improvements

First Floor

- Remodel kitchen and bathroom approx. 2020
- New wood floors
- New interior doors
- Gas fireplace
- New appliances: KitchenAid: stove, microwave and dishwasher / Café series: oven / Samsung
- Refrigerator with built-in Wi-Fi monitor
- Stairway from main to 2 nd floor was rebuilt / steps, rails, spindles and post replaced 2026
- All new exterior doors approx. 2014
- New garage door and motor (insulated) approx. 2018
- All new white vinyl windows (Pella) approx. 2008
- New deck approx. 2017
- New concrete garage sidewalk and concrete patio area 2025
- New concrete coatings in garage and front porch 2026
- Complete first floor paint
- Leveler 2” blinds approx. 2024

Second Floor

- Primary bath remodel approx. 2004
- Hallway bath remodel approx. 2013
- Wood floors in primary bedroom, primary closet and hallway 2026
- Complete second story paint 2026 (Done by self. I am a contractor.)
- All interior doors (second floor) replaced 2013
- New carpet in 3 bedrooms 2026

Basement

- Complete paint 2026
- New carpet 2026

General

- Zoned heating and cooling