

*Presenting*  
**6124 WESTMINSTER PLACE**  
St. Louis, Missouri









Locally Owned and Operated Since 1936  
314.721.4755 | GladysManion.com



**CORTNEY MCKENNA**  
314.712.8667 cell  
CortneyM@GladysManion.com  
CortneyMcKenna.GladysManion.com



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.

©ST. LOUIS REALTORS®

Approved by Counsel for St. Louis REALTORS®

To be used exclusively by REALTOR® members of St Louis REALTORS® and those issued a use license by St Louis REALTORS®

Form # 2091

01/26

05822339

**SELLER'S DISCLOSURE STATEMENT**

Property Address : 6124 Westminster Place, St Louis, Missouri 63112

**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.**

<b>LEAD-BASED PAINT</b>		<b>YES</b>	<b>NO</b>	<b>UNK</b>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Please explain any "Yes" answers you gave in this section:			
<b>METHAMPHETAMINE</b>		<b>YES</b>	<b>NO</b>	<b>UNK</b>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Please explain any "Yes" answers you gave in this section:			
<b>WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)</b>		<b>YES</b>	<b>NO</b>	<b>UNK</b>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Are you aware if it has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Are you aware if the property has been tested for lead?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Are you aware if the property has ever been mitigated for radon gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15 Please explain any "Yes" answers you gave in this section:  
 MITIGATION SYSTEM INSTALLED IN 2023. RADON TESTING SHOWED ELEVATED LEVEL NEAR BUT NOT OVER MAXIMUM. SYSTEM INSTALLED FOR OUR COMFORT.

Mold		YES	NO	UNK
16	Are you aware of the presence of any mold on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Are you aware of anything with mold on the property that has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	Are you aware if the property has ever been tested for the presence of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21	Are you aware of any asbestos material that has been encapsulated or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22	Are you aware if the property has been tested for the presence of asbestos?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	
27	Contact Name	Phone #
28	Type of Property (check all that apply) <input 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	\$ _____ per <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input 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 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): _____ <input type="checkbox"/> Dwelling exterior maintenance covered by Assessment:	

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

UTILITIES

Services	Current Provider	Phone #			Avg Monthly Cost
			<input type="checkbox"/> Owned	<input type="checkbox"/> Leased	
41 Propane	N/A	—	<input type="checkbox"/>	<input type="checkbox"/>	
42 Gas	SPIRE	800.887.4173			
43 Electric	AMEREN	314.621.3222			
44 Water	STL CITY	314.633.9000			
45 Sewer	STL CITY				
46 Trash	STL CITY				
47 Recycle	N/A				
48 Internet	ATT				
49 Phone	N/A				

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:

50 Zone 1: Age ~10YR Brand WEIL MCLAIN	<input type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/> Radiant	<input type="checkbox"/> Baseboard	<input type="checkbox"/> Geo-Thermal	<input type="checkbox"/> Other
51 Zone 2: Age 1YR Brand MR COOL MINI	<input type="checkbox"/> Forced Air	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Radiant	<input type="checkbox"/> Baseboard	<input type="checkbox"/> Geo-Thermal	<input type="checkbox"/> Other

Fuel Source of Heating Equipment: SPLIT

52 Zone 1:	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Fuel Oil	<input type="checkbox"/> Solar	<input type="checkbox"/> Other
53 Zone 2:	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Fuel Oil	<input type="checkbox"/> Solar	<input type="checkbox"/> Other

Type of Air Conditioner:

54 Zone 1: Age ~10YR Brand TRANE	<input checked="" type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	<input type="checkbox"/> Window/Wall (# of Units: )	<input type="checkbox"/> Other
55 Zone 2: Age 1YR Brand MR COOL MINI	<input checked="" type="checkbox"/> Central Electric	<input type="checkbox"/> Central Gas	<input type="checkbox"/> Window/Wall (# of Units: )	<input type="checkbox"/> Other

	YES	NO	UNK
56 Are you aware of any problems or issues with any part of the HVAC system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
57 Do you have any existing maintenance agreements in place?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
58 Are any areas of the home not covered by central heating /cooling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

59 With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost:

60 Please explain any "Yes" or "Other" answers you gave in this section: BOILER + AC HAVE BEEN SERVICED REGULARLY BY PRIOR OWNERS AND BY US (THROUGH HOFFMAN BROTHERS, 2023 TO 2026).

FIREPLACE(S)

	YES	NO	UNK
61 Location 1: Room: DINING ROOM Type: <input type="checkbox"/> Wood Burning <input checked="" type="checkbox"/> Gas Logs <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
62 Location 2: Room: LIVING ROOM Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
63 Location 3: Room: _____ Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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: GAS LINES TO FIREPLACES DISCONNECTED PRIOR TO OUR PURCHASE. CAST IRON STOVE IN BASEMENT CAN BE REINSTALLED IN SECOND BEDROOM (WOOD BURNING). ALL FIREPLACES SOLD AS-IS.

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

66 Plumbing System: <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> PVC <input type="checkbox"/> PEX <input type="checkbox"/> Galvanized <input type="checkbox"/> Other:
67 Water Heater 1: Age: ~10YR Location: BASEMENT Tank Size: 40G. <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> Other
68 Water Heater 2: Age: _____ Location: _____ Tank Size: _____ <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Tankless <input type="checkbox"/> 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.	<input type="checkbox"/>	<input checked="" 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? _____ 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?			
	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: <b>SEWER LINE FROM HOUSE TO STREET REPLACED BY PRIOR OWNERS W/PVC RECENTLY. REPAIR AND REPLACEMENT TO SEWER LINE UNDER HOUSE</b>			

**ELECTRICAL (Note: Certain types of electrical panels have been subject to recall) COMPLETED MAY 2026.**

Type of Service Panel(s):			
85 Panel 1: Amps	Brand	<input 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 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: <u>1910</u> . Seller has occupied property from <u>2023</u> to <u>2026</u> .			
96 List all significant additions, modifications, renovations, & alterations to the property during your ownership below: <b>ROOF + GARAGE ROOF REPLACED <del>2023</del> 2023. RADON MITIGATION 2023. MASTER BEDROOM CLOSET BUILT 2023. 1/2 BATH ADDED TO FIRST FLOOR IN 2025.</b>			

	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: <b>YES, ALL PERMITS OR INSPECTIONS REQUIRED</b>			

**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 checked="" 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?	<input type="checkbox"/>	<input checked="" 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: **FRONT PORCH SETTLED MANY YEARS AGO. WE HAVE NOT SEEN ANY MOVEMENT OR SHIFTING.**

**BASEMENT AND CRAWL SPACE (Complete only if applicable)**

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: **DURING EXCESSIVE RAIN THERE MIGHT BE SLIGHT DAMPNESS. MITIGATED BY DEHUMIDIFIER.**

**ROOF, GUTTERS AND DOWNSPOUTS**

113	What is the approximate age of the roof? <b>34Y</b> . 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 type="checkbox"/>	<input checked="" 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:

**PESTS/TERMITES/WOOD DESTROYING INSECTS**

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**

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
132	Does the survey include all existing improvements on the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
133	Are you aware of any shared or common features with adjoining properties?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
135	Is any portion of the property located within the 100-year flood hazard area (flood plain)?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
139	If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed.						
APPLIANCES/EQUIPMENT							
(Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)							
140	Range/Stove	<input type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric		
141	Oven	<input type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric		
142	Cooktop	<input type="checkbox"/> N/A	Age	<input 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 type="checkbox"/> Electric		
145	Built in Microwave	<input type="checkbox"/> N/A	Age				
146	<del>Built in</del> Refrigerator	NEW, 1 YR	<input type="checkbox"/> N/A	Age			
147	Dishwasher	NEW, 2 YR	<input type="checkbox"/> N/A	Age			
148	Garbage Disposal	<input type="checkbox"/> N/A	Age				
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 type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
158	Is the property designated as a historical home or located in a historic district?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<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"/>	<input type="checkbox"/>
161	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?				<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
164	Are you aware of any existing or threatened legal action affecting the property?				<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
166	Please explain any "Yes" answers you gave in this section: STAINED GLASS WINDOWS + DOORS ARE OPERABLE TO US, THEY ARE DECORATIVE AND WE LIMIT USE/MOVEMENT TO PROLONG LIFE. A FEW HAVE MINOR CRACKS.						

ADDITIONAL COMMENTS

167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177

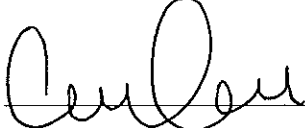
POND CLEANED AND SERVICED ANNUALLY (MISSOURI POND COMPANY). POND DOES HAVE KOI + GOLDFISH, ABOUT 7 OF THEM. INCLUDED IN SALE. ~~AS IS~~ POND SOLD AS-IS.

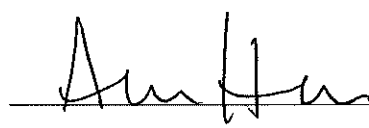
OAK TREE IN BACKYARD EVALUATED BY AN ARBORIST 2026. SEE DOCUMENTATION - TREE STABLE. NUTRIENT TREATMENT GIVEN MAY 2026.

Seller attaches the following document(s): VARIOUS WORK RECEIPTS

**SELLER'S ACKNOWLEDGEMENT:**

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

  
SELLER SIGNATURE  
5/19/26  
DATE

  
SELLER SIGNATURE  
5/19/26  
DATE

\_\_\_\_\_  
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



Wildwood Roofing & Construction  
 437 Old State Rd  
 Ellisville, MO 63021

**Location Address**  
 6124 Westminster Place  
 St. Louis, MO 63112

Crystal Costello  
 6124 Westminster Place  
 St. Louis, MO 63112

# INVOICE

**Job:** 6428: Crystal Costello  
**Invoice Number:** 6428-1  
**Invoice Date:** 04/11/2023  
**Terms:** Upon Receipt

	PRICE
<b>INVOICE</b>	
Main House Roof	\$13,309.70
<i>CertainTeed Landmark: Burnt Siena</i>	
<b>Subtotal: Invoice</b>	<b>\$13,309.70</b>
<b>UPGRADE</b>	
Garage Roof	\$2,037.20
City Hall Permit	\$370.00
<b>Subtotal: Upgrade</b>	<b>\$2,407.20</b>
<b>Grand Total</b>	<b>\$15,716.90</b>

<b>Payments/Credits:</b>	
03/09/2023	\$4,900.00
<b>Total Received:</b>	<b>\$4,900.00</b>
<b>Invoice Balance Due:</b>	<b>\$10,816.90</b>

**REMIT TO:**  
 437 Old State Rd  
 Ellisville, MO 63021

**Company Representative:**  
 Adam Kinney  
 (636) 358-2086  
 adam@wildwoodroof.com

**SWAT Environmental**  
16680 W Cleveland Ave Ste C  
New Berlin, Wisconsin 53151  
(314) 678-6976

Quote #: 944991  
Date: Fri, Aug 4, 2023

### PRICE BREAKDOWN

**PAID IN FULL**

Pay Online

#### Name/Address

Crystal Costello  
6124 Westminster Pl  
Saint Louis, MO 63112

#### Description

Radon Mitigation System  
Fuel Surcharge  
Payment

#### Amount

810.00  
16.20  
-826.20

We accept checks and credit cards.

**TOTAL \$0.00**

Interest accrues on a daily basis at 4% per annum on invoices not paid within thirty (30) days after the date of installation. Any costs of collection will be at the Customer's expense.

To make a payment, please click this link: [swat-radon.com/pay](http://swat-radon.com/pay).



Pioneer Plumbing Restoration LLC  
 3235 Grotefeldt Road  
 Marine, Illinois 62061  
 (314) 568-7718

Estimate 70520889  
 Estimate Date 5/1/2026

**Billing Address**  
 Crystal Costello  
 6124 Westminster Place  
 St. Louis, MO 63112 USA

**Job Address**  
 Crystal Costello  
 6124 Westminster Place  
 St. Louis, MO 63112 USA

**Description of work**

**Plumbing Service - Jackhammer Spot Repair**

A 50% Deposit is required to schedule project. Remaining balance due at time of completion. Please keep in mind, there is a 4% credit card processing fee. Financing available for qualified projects. Failure to remit payment will result in a lien placed on the property and/or further legal action.

Service #	Description	Quantity	Your Price	Total
GEN PLUMB	Plumbing Services - Pioneer Plumbing to camera drain line from stack cleanout access in basement to verify the four locations of damage. Jackhammer basement floor to expose cast iron drain line and all four sections. Remove up to 20' of damaged section. Install new Schedule 40 PVC pipe to code. Test for leaks and proper function. Backfill and lay new concrete to basement floor. Clean work area. Remove debris offsite. No permit required.  NOTE: Pioneer Plumbing cannot guarantee concrete match. If further damage is found or unforeseen complications arise, customer will be notified of findings by Change Order for additional charges to proceed.	1.00	\$4,050.00	\$4,050.00

<b>Sub-Total</b>	\$4,050.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4,050.00
<b>Deposit/Downpayment</b>	\$0.00

Thank you for choosing Pioneer Plumbing Restoration LLC

**PAYMENT TERMS:**

This invoice is agreed and acknowledged. Payment is due upon receipt. When paying by credit card, there will be a 4% processing fee. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts. A 50% non-refundable deposit is required to schedule when the estimate is over \$1,000.00 or for Special Order materials. Remaining balance due upon completion. Please remit payment by paying online, over the phone, or mailing a check to our office address. A 50% Cancellation Fee is applied from the project's total upon cancellation of scheduled, accepted estimate.

Upon scheduling, you are agreeing to pay all invoice balances and/or any change orders according to the Payment Terms. Payments are due within 10 days of the date of completion, unless otherwise agreed upon. Interest at a rate of 1.5% per month will be added to any unpaid balance 10 days after the date of completion. If a balance remains unpaid after 30 days from date of completion, Pioneer Plumbing will take further action as permitted by law. If Pioneer initiates any actions to collect any amounts due, the customer shall be responsible for and shall pay all Pioneer's costs and expenses of such collections actions, including but not limited to filing fees, court costs, and attorneys' fees.

By accepting this quote, I agree that I am satisfied with the description and completion of all work described on this invoice. I agree to pay in full according to the Payment Terms. I understand that Pioneer Plumbing is not responsible for any unforeseen problems that may occur and agree to all other statements included on this invoice. Should the customer have any questions, please contact our office for further information.

**DISCLAIMERS:**

All estimates are based on current information and are subject to change based on new information, fluctuation of costs, etc. Estimates are for typical installation or repair. When the working area is exposed (walls, floors, ground, etc.), we will have a better understanding of the scope of work. Pioneer will communicate with the customer or project manager/general contractor as the project unfolds. Until then, this is a rough estimate of labor and material necessary to complete your project efficiently and professionally to code. Unnoticed obstacles/unforeseen complications including but not limited to boulders, bedrock, actual depths of pipe that are different than

PLUMB NOTE NOTE: 5/14/26 1.00  
 Arrived on site and spoke with the homeowner in the morning. Camera inspected the sewer line to obtain the final repair video documentation. Began backfilling the sewer line repair and basement excavation area. All pipe connections were properly bedded with gravel to help prevent future settling issues. Packed and compacted all backfill material using a tamper bit on the jackhammer to provide solid structural support beneath the concrete restoration area. After the excavation was fully backfilled, cleaned up the basement work area as thoroughly as possible. Poured approximately seven bags of sand topping concrete to restore the basement floor, then screened and hand-troweled the surface to match the existing basement finish as closely as possible. Job complete.

CC Fee Credit Card 4% Processing Fee for REMAINING BALANCE only. 1.00  
 To avoid this fee, please call our office to remit payment by ACH. Otherwise, you may mail a check or cash to our office address listed above.

Paid On	Type	Memo	Amount
5/11/2026	Visa	Deposit	\$2,106.00
<b>Sub-Total</b>			\$4,212.00
<b>Tax</b>			\$0.00
<b>Total</b>			\$4,212.00
<b>Payment</b>			\$2,106.00
<b>Balance Due</b>			\$2,106.00

Thank you for choosing Pioneer Plumbing Restoration LLC

**PAYMENT TERMS:**

This invoice is agreed and acknowledged. Payment is due upon receipt. When paying by credit card, there will be a 4% processing fee. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts. A 50% non-refundable deposit is required to schedule when the estimate is over \$1,000.00 or for Special Order materials. Remaining balance due upon completion. Please remit payment by paying online, over the phone, or mailing a check to our office address. A 50% Cancellation Fee is applied from the project's total upon cancellation of scheduled, accepted estimate.

Upon scheduling, you are agreeing to pay all invoice balances and/or any change orders according to the Payment Terms. Payments are due within 10 days of the date of completion, unless otherwise agreed upon. Interest at a rate of 1.5% per month will be added to any unpaid balance 10 days after the date of completion. If a balance remains unpaid after 30 days from date of completion, Pioneer Plumbing will take further action as permitted by law. If Pioneer initiates any actions to collect any amounts due, the customer shall be responsible for and shall pay all Pioneer's costs and expenses of such collections actions, including but not limited to filing fees, court costs, and attorneys' fees.

By accepting this quote, I agree that I am satisfied with the description and completion of all work described on this invoice. I agree to pay in full according to the Payment Terms. I understand that Pioneer Plumbing is not responsible for any unforeseen problems that may occur and agree to all other statements included on this invoice. Should the customer have any questions, please contact our office for further information.

**DISCLAIMERS:**

All estimates are based on current information and are subject to change based on new information, fluctuation of costs, etc. Estimates are for typical installation or repair. When the working area is exposed (walls, floors, ground, etc.), we will have a better understanding of the scope of work. Pioneer will communicate with the customer or project manager/general contractor as the project unfolds. Until then, this is a rough estimate of labor and material necessary to complete your project efficiently and professionally to code. Unnoticed obstacles/unforeseen complications, including, but not limited to boulders, bedrock, actual depths of pipe that are different than marked or located, may be subject to additional charges, if found while working. Payment Terms include only the items and services described in this estimate and does not include any unforeseen complications, additional work or change orders that may be required. Any unforeseen complications or change orders may result in additional charges to the customer. The phrase "good, serviceable condition" defines it as serviceable and maintainable, meaning a cable or camera has access. This phrase does not exclude offsets, breaks, cracks, root intrusion, etc. Customer is responsible for marking private utilities in white paint, green flag, etc. If not marked or incorrectly marked, within an 18" radius of the dig site, Pioneer is not liable for any damages caused and repairs will be the responsibility of the Homeowner. Pioneer will communicate any problems or concerns with the customer upon discovering them. Customer is responsible for notifying Pioneer of permits needed prior to completion of work. Pioneer will not pull permits after work is completed. Please let us know if your project requires us to sign off on any permit prior to completion of work. Failure to do so could result in additional cost to the customer.

JACKHAMMER - Spot Repair quoted maximum of 10 lateral feet. After 10 feet and new connection still not found, depth rates are as follows:

0-18" = \$230/ft  
 18-24" = \$240/ft



Crystal Costello <ccostello9@gmail.com>

---

## Payment Completed for Invoice #70577734

1 message

---

noreply@onservicetitan.com <noreply@onservicetitan.com>  
Reply-To: noreply@onservicetitan.com  
To: ccostello9@gmail.com

Fri, May 15, 2026 at 10:36 AM

Invoice #70577734



Your payment of \$2,106.00 to  
Pioneer Plumbing Restoration LLC has been received

**\$2,106.00**

Paid with Card (x3313)

**Confirmation Number**

#85004P

**Payment Date**

May 15, 2026



(618) 567-9126



Send us an email



**ST. LOUIS  
TREE PROS**

**QUOTE #4168**

---

**SENT ON:**

May 04, 2026

---

**RECIPIENT:**

**Crystal Costello**

6124 Westminster Place

St. Louis, Missouri 63112

Phone: 9208091330

PO Box 292

Valley Park, Missouri 63088

Phone: (314) 312-1331

Email: [info@stltreepros.com](mailto:info@stltreepros.com)

Website: [www.stltreepros.com](http://www.stltreepros.com)



**Observations**

I came by to take a look at your 32 inch Pin Oak on May 4. I noticed some signs of stress but overall good green growth in the canopy. It appears that the tree is stable and the homeowner mentioned that it has not changed much in the last three years.

Our recommendation is a plant growth regulator treatment that lasts three years and trimming out of the dead wood.

Plant Health Care- Cambistat	Location: 32" DBH Pin Oak	1	\$400.00	\$400.00*
---------------------------------	---------------------------	---	----------	-----------

Objective: Slow down tip elongation and reallocate energy into growing thicker leaf cuticles (reduce loss of moisture) and growing a more fibrous root system (increase ability to grab moisture and nutrients)

Specifications: applied as a soil drench at base of tree

Additional Info: Price is based on the diameter of the tree at breast height (DBH). The measurement is taken at time of application determines the final price.

\* Non-taxable

	<b>Total</b>	<b>\$400.00</b>
--	--------------	-----------------

This quote is valid for the next 30 days, after which values may be subject to change.

**Contract/Disclaimer:**

It is agreed by and between St. Louis Tree Pros, LLC and the authorizing party (customer and/or customer's agent) that the following provisions are made as part of this contract:

**Ownership:** The authorizing party warrants and represents that all trees listed are located on the customer's property and/or the authorizing party has received full permission from the owner to allow St. Louis Tree Pros, LLC to perform the specified work. Should any tree be mistakenly identified as to ownership, the customer agrees to indemnify St. Louis Tree Pros, LLC for any damages or costs incurred from the result thereof.

**Terms of Payment:** Unless otherwise noted in this proposal, the customer agrees to pay the account in full upon completion of work. Check, cashier's check, money order, bank transfer are acceptable forms of payment. Late payments are subject to a 5% increase on the balance due per month each month that the account remains past due.

# Property Client Full

**6124 Westminster Place, St Louis, Missouri 63112**

MLS#: [26023926](#)  
Status: **Coming Soon**

Prop Type: **Residential**  
Sub Type: **Single Family Residence**

Current Price: **\$440,000**  
DOM: **0**



Style: **Craftsman**  
Beds/Baths: **3/3**  
Full Baths: **2**  
Yr Built/Est. Age: **1910/116**  
Half Baths: **1**  
New Const: **No**  
Unit Location:  
Sct/Twn: **ST LOUIS CITY**  
Levels: **Two**  
Lot Size: **.100 ac**  
SqFt Total:  
Sqft Above: **1,976 (Public Recor**  
Sqft Below:  
SqFtAbv/PSF: **1,976/\$222.67** # Prk:  
Schl District: **St. Louis City**  
Elem School: **Hamilton Elem. Community Ed.**  
J High School: **Yeatman-Liddell Middle School**  
High School: **Sumner High**  
Area: **4 - Central West**

## Rooms

Total Rooms	Bedrooms	Full Bathrooms	Half Bathrooms
Rooms Total: <b>8</b>	Main Beds: <b>0</b>	Main Bathrooms: <b>0</b>	Main Bathrooms: <b>1</b>
M & U Bedrooms: <b>3</b>	Up Beds: <b>3</b>	Up Bths: <b>2</b>	Up Bths: <b>0</b>
M & U Bathrooms: <b>3</b>	Low Beds: <b>0</b>	Low Bths: <b>0</b>	Lw Bths: <b>0</b>

## Features

Fireplace YN: **Yes/2**  
Fireplace Feat:  
Basement: **Yes, 8 ft + Pour**  
Fire Tag Rq:  
Window Feat: **Stained Glass**

## Additional Features

Lot Features: **Back Yard, Front Yard, Landscaped**  
Garage: **Yes/1**  
Construction: **Brick**  
Disclosures: **Flood Plain No, Occupancy Permit Required**  
Carpport: **No**  
Foundation:

## Systems & Utilities

Cooling: **Electric**  
Heating: **Radiant**  
Other Equip:  
Sewer: **Public Sewer**  
Water: **Public**  
Utilities: **Electricity Connected**

## Public Remarks

Welcome to 6124 Westminster Place, a rare opportunity to own a beautifully preserved 1910 Craftsman in the heart of Skinker DeBaliviere. Rich original woodwork, stunning coffered ceilings, substantial millwork, and picture rail molding showcase the timeless craftsmanship rarely found today. A grand entry foyer sets the tone for the warmth and character carried throughout the home. The kitchen features new appliances and flows seamlessly to the backyard; which features a tranquil koi pond, and a composite deck perfect for entertaining or quiet evenings at home. Upstairs, the spacious primary suite offers an ensuite bath, oversized custom closet, and attached sunroom creating the perfect private retreat. The second floor continues the home's architectural beauty with exceptional original millwork, a second full bath with tub/shower combo, and a dramatic staircase highlighted by oversized original stained glass. Beyond the home itself, Westminster Place offers one of St. Louis' most beloved neighborhood communities. Porchfest, garden tours, neighborhood yard sales, winter festivals, and one of the city's best Halloween traditions all happen right here on Westminster, creating a true sense of connection and community. Location is unmatched with Forest Park, the Saint Louis Zoo, and the Saint Louis Art Museum just minutes away. Washington University, local coffee shops, restaurants, and entertainment along Delmar are all within walking distance, offering the perfect balance of historic neighborhood charm and vibrant city living.

## Association Information

HOA YN: **No**  
Assoc Fee:  
Fee Freq:

## Legal/Taxes

Parcel ID: [5419-00-0200-0](#)  
Occupant Type:  
Taxes: **\$5,945.00**  
Owner/Occupant Name: **Private**  
Tax Year: **2025**  
Owner Phone:  
Prop Asd Cty Tx:

**Information is deemed reliable but not guaranteed.  
Copyright © 2025 MARIS. All rights reserved.**

# 6124 Westminster Place

## Features & Updates

A rare blend of historic craftsmanship and thoughtful updates, 6124 Westminster Place offers timeless architectural character paired with modern comfort in one of St. Louis' most beloved historic districts.

### Main Level Features:

- Grand entry foyer with rich original Craftsman woodwork throughout
- Stunning coffered ceilings and substantial original millwork
- Picture rail molding adding timeless architectural detail
- New appliances in kitchen
- Beautifully landscaped exterior with peonies, Japanese maples, and a tranquil koi pond
- Composite deck overlooking the backyard, ideal for entertaining and relaxing

### Second Floor Features:

- Spacious primary suite with private ensuite bathroom
- Oversized custom primary closet
- Attached sunroom off the primary bedroom
- Beautiful original millwork carried throughout the entire second floor
- Second full bathroom with tub and shower combination
- Dramatic staircase highlighted by oversized original stained glass

*Homes with this level of preserved craftsmanship, warmth, and architectural integrity rarely come available. 6124 Westminster Place is truly a home that stays with you.*



Cortney McKenna  
Mobile: 314.712.8667  
Office: 314.721.4755  
CortneyM@GladysManion.com





**Shawn Dace**  
Director of Public Safety

**City of St. Louis**  
**DIVISION OF BUILDING & INSPECTION**  
**DEPARTMENT OF PUBLIC SAFETY**  
**Cara Spencer**  
**MAYOR**



**Tim Jeffries**  
Building Commissioner

**HOUSING CONSERVATION DISTRICT SECTION**

**Certificate Number: #COI-8538-26**

**Issue Date: May 26, 2026**

**CERTIFICATE OF INSPECTION**

This certifies that the Unit/Property at 6124 WESTMINSTER PL, St. Louis, MO 63112 has been inspected by the Division of Building and Inspection and has complied with applicable provisions of the Ordinances of the City of St. Louis, as amended and may be occupied as a ONE FAMILY UNIT, with occupancy limited to 7 person(s).

This Certificate expires on: May 26, 2027

Issue to:

HUNSTEIN, ALOEXANDRA K & CRYSTAL ACOSTELLO  
6124 WESTMINSTER PL  
ST LOUIS, MO 63112

CITY OF ST. LOUIS  
HOUSING CONSERVATION

This permit may or may not have been issued with minor violations that must be complied or legal action and or revocation of this certificate may occur.

**Hello Future Buyer,**

Welcome to 6124 Westminster Place.

What we loved most about living here is not only the historic beauty of the home itself, but also the incredible neighborhood and community that surrounded it. Westminster is one of those rare streets where neighbors get to know each other, gather for block parties, and genuinely look out for one another.

We've poured so much love into both the home and the gardens. In the Spring and Summer, the yard comes alive with Japanese maples, peonies, hydrangeas, irises, lilies, ferns, and our peaceful koi pond. It has been such a joy to enjoy this space through every season.

Living in Skinker DeBaliviere means there is always something happening. PorchFest, garden tours, neighborhood yard sales, winter festivals, and one of the city's best Halloween traditions all happen right here on Westminster.

Everything you need is close by. Forest Park, the Saint Louis Zoo, and the Saint Louis Art Museum are just minutes away, while Washington University, local coffee shops, restaurants, and entertainment along Delmar are all within walking distance.

We hope that when you walk through these rooms, you feel what we felt all those years ago: that rare sense that this is not just a beautiful house, but a place where life happens and memories are made.

Warmly,  
The Sellers of 6124 Westminster Place

