



GLADYS **MANION**  
REAL ESTATE

**90** Years  
1936 - 2026

www.GladysManion.com | 314.721.4755



**BUTLER FELSHER | GROUP**  
ButlerFelsher.com



**1140 E. PARKEDGE LANE  
UNIVERSITY CITY, MO 63130**



**Carol Butler**  
C: 314.630.3165  
Carol@butlerfelsher.com

**Juli-Ann Felsher**  
C: 314.303.3232  
JFelsher@butlerfelsher.com

**Gladys Manion's #1 Team 2025**

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

00206240

**SELLER'S DISCLOSURE STATEMENT**

Property Address : 1140 E Parkledge Lane STL, MO 63130

**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.**

		YES	NO	UNK
<b>LEAD-BASED PAINT</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: <i>please see attached lead-based paint disclosure</i>			
<b>METHAMPHETAMINE</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>				
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. <b>Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6	Please explain any "Yes" answers you gave in this section:			
	<b>RADIOACTIVE OR HAZARDOUS MATERIALS</b>	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:			
	<b>ADDITIONAL DISCLOSURES</b>			
	<b>Lead-Based Paint</b>	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:			
	<b>Radon</b>	YES	NO	UNK
13	Are you aware if the property has been tested for radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Are you aware if the property has ever been mitigated for radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	Please explain any "Yes" answers you gave in this section:			
	<b>Mold</b>	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:			
	<b>Asbestos Materials</b>	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:			
	<b>Other Environmental Concerns</b>	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:			
	<b>SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)</b>			
26	Development Name	Brown Oaks Subdivision		
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
33 Are you aware of any special taxes and/or district improvement assessments?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
35 Are you aware of any material defects in any common or other shared elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
36 Are you aware of any existing indentures/restrictive covenants?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
38 Is there a recorded shared driveway/street/road maintenance agreement?	<input type="checkbox"/>	<input checked="" 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 checked="" 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				\$ 71.00
43 Electric	American				\$ 64.00
44 Water	MO American				\$ 28.00
45 Sewer	MSD				\$ 40.00
46 Trash	V. City	Billed 2x year			\$ 16.90
47 Recycle	V. City				
48 Internet	AT&T				\$ 100.00
49 Phone	AT&T (NO Landline)			N/A	

**HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS**

Type of Heating Equipment:

50 Zone 1: Age 15 Brand Rheem	<input checked="" 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
51 Zone 2: Age Brand	<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:

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 15 Brand Lennox	<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 Brand	<input 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: Summer 2025 - Preventative Service Call.  
\* Galmiche & Sons Co.

FIREPLACE(S) (N/A)		YES	NO	UNK
61 Location 1: Room: _____	Functional and properly vented?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK				
62 Location 2: Room: _____	Functional and properly vented?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
65 Please explain any "Yes" or "No" answers you gave in this section:				

**PLUMBING SYSTEM, FIXTURES AND EQUIPMENT**

66 Plumbing System: <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> PVC <input checked="" type="checkbox"/> PEX <input checked="" type="checkbox"/> Galvanized <input type="checkbox"/> Other: _____
67 Water Heater 1: Age: 15+ Location: Basement Tank Size: <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 type="checkbox"/>	<input checked="" 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: <i>Reduced hot water pressure.</i>			
<b>WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)</b>				
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 :			
<b>SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)</b>				
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>ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)</b>				
Type of Service Panel(s):				
85	Panel 1: Amps _____ Brand <i>SIEMENS</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 type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input checked="" 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:			
<b>CONSTRUCTION</b>				
95	The property was originally constructed in: <i>1949</i> . Seller has occupied property from <i>2011</i> to <i>2026</i> .			
96	List all significant additions, modifications, renovations, & alterations to the property during your ownership below:  <i>* PLEASE see attached for All House improvements</i>			
		YES	NO	UNK
97	Were required permits obtained for the work described above? <i>Fence permit required NO</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
98	Please explain any "No" answers you gave in this section: <i>permits for any other work required.</i>			

**FOUNDATION**

99 Type of Foundation: Concrete  Cinder Block  Stone  Wood  Other:

	YES	NO	UNK
100 Are you aware of any problems or issues with foundation?	<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:			

\* SEE add'l comments

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

	YES	NO	UNK
107 Is the home equipped with a sump pit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
108 Is the home equipped with a sump pump?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: Sump pit & pump pre-dates my ownership. Has never been used by ME & have no knowledge of its operation. Selling sump pump in 'asis' condition.			

**ROOF, GUTTERS AND DOWNSPOUTS**

	YES	NO	UNK
113 What is the approximate age of the roof? (5 yrs) Is it documented? If yes, please provide documentation.	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
119 Please explain any "Yes" answers you gave in this section and attach any documentation: 2 years ago - several damaged shingles replaced - please see attached 3/24/26 Coldstream Exterior Inspection Summary. Fall 2025 - " " " " " "			

**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 checked="" type="checkbox"/>	<input 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: 2 years ago - Had Raccoon abatement work done Fall 2025 - Had Raccoon abatement work done by a 2nd company (NO sightings since)			

**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 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					YES	NO	UNK
(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	<i>Unknown</i>	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	
141	Oven	<input type="checkbox"/> N/A	Age	<i>Unknown</i>	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	
142	Cooktop	<input checked="" type="checkbox"/> N/A	Age		<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	
143	Outdoor Grill	<input checked="" type="checkbox"/> N/A	Age		<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	
144	Dryer Hookup	<input type="checkbox"/> N/A			<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	
145	Built in Microwave	<input checked="" type="checkbox"/> N/A	Age				
146	Built in Refrigerator	<input checked="" type="checkbox"/> N/A	Age				
147	Dishwasher	<input type="checkbox"/> N/A	Age	<i>Unknown</i>			
148	Garbage Disposal	<input checked="" type="checkbox"/> N/A	Age				
149	Trash Compactor	<input checked="" type="checkbox"/> N/A	Age				
150	Electric Pet Fence	<input checked="" type="checkbox"/> N/A	# of collars				
151	Gas Powered Exterior Lights	<input checked="" type="checkbox"/> N/A	# of lights				
152	Security System/Cameras	<input checked="" 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 checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<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"/>	<input type="checkbox"/>
162	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?				<input type="checkbox"/>	<input checked="" 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: <i>Home has passed The University City owner-occupied Building inspection.</i>						

	Ref. Line #110 —	ADDITIONAL COMMENTS
167		
168		occasional rainwater in 2 areas of basement:
169		at Basement door & in furnace room (North side)
170		
171		
172		
173		
174		
175		
176		
177		

Seller attaches the following document(s): Goldstream Exteriors Roof Inspection Summary 3/24/26  
Home Improvements Summary 2011-2026

**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.

Rebecca Howard 04/21/26  
 SELLER SIGNATURE DATE

\_\_\_\_\_  
 SELLER SIGNATURE 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



3636 S Geyer Road Suite 100 • St. Louis, MO • 63127 • 314-380-8111

**Inspection Summary:**

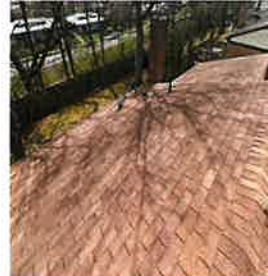
On 3/24/2026, a thorough inspection was conducted at the property of 1140 East Parkedge Ln, 63130. The purpose of the inspection was to assess the overall condition of the property's roof.

**Observed Conditions:**

**General wear and tear** - Minor wear and tear was observed on the roof consistent with its age. No storm damage, buckling, curling, or splitting was observed.

**Professional Opinion:**

Based on the current condition, no further action is required. The roof will provide water shedding functions as it is supposed to do.



# 1140 E Parkedge Lane

## List of Improvements (2011 - 2026)

### **Porch**

- New screens
- Two new ceiling fans
- Newly painted floor and door
- New storm door

### **Living/Dining Areas**

- New crown molding
- Two new picture windows
- Two new ceiling light fixtures
- Walls painted
- New roller blind
- Updated canned lighting fixtures (foyer & living room) w/ dimmers

### **Kitchen**

- New window

### **Primary Bathroom**

- New tile floor
- New glass block window
- Paint
- New solid core door w/ new mirror on rear side of door

### **Primary Bedroom**

- New paint
- Two new solid-core doors
- New window treatments

### **Second Bedroom**

- New paint
- New ceiling fixture
- New roller blind
- Two new solid-core doors

### **Basement**

- Two new glass-block windows
- Painted
- New water shut-off valve
- New storm door

### **Hallways (Upper and Lower)**

- Two new solid-core doors

### **Backyard**

- New stamped concrete patio
- New rear privacy fence (cedar)
- New siding fence (ornamental iron)
- New landscaping
- Four new landscape lights
- One new backdoor light fixture
- One new dusk-to-dawn light at the basement door

### **Front Yard**

- New landscaping

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 # 2049 07/25

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

PROPERTY: 1140 E. Parkedge Lane STL, MO 63130

**Lead Warning Statement**

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 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide 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 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure**

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

- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

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

- Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list all documents below):
- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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

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

\_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.  
Buyer has (check one below):

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

**Agent's Acknowledgment** (initial)

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

**Certification of Accuracy**

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

BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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

BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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

BUYER'S AGENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Buyer's Agent Printed Name \_\_\_\_\_

Rebecca Edwards 03/26/26  
SELLER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Rebecca Edwards  
Seller Printed Name \_\_\_\_\_

SELLER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Seller Printed Name \_\_\_\_\_

Julia 3/26/26  
LISTING AGENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Julia Ann Felsker  
Listing Agent Printed Name \_\_\_\_\_

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