

GLADYS
MANION
REAL ESTATE

90 Years
1936 - 2026

7456 Parkdale Avenue | Clayton







BUTLER FELSHER | GROUP
ButlerFelsher.com

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Gladys Manion's #1 Team 2025

 **GLADYS** **MANION**
REAL ESTATE

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

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 If you do not understand it, consult your attorney.
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Form # 2091 01/26

SELLER'S DISCLOSURE STATEMENT

Property Address : 7456 PARKDALE AVE, CLAYTON MO 63105

Note: If Seller knows or suspects some condition which might lower the value of the property being sold or adversely affect Buyer's decision to buy the property, then Seller needs to disclose it. This statement will assist Buyer in evaluating the property being considered. Real estate brokers and agents involved in the sale do not inspect the property for defects, and they cannot guarantee the accuracy of the information in this form.

TO SELLER: Your truthful disclosure of the condition of your property gives you the best protection against future charges that you violated your legal obligation to Buyer by concealing a material defect(s), lead-based paint, use as a site for methamphetamine production or storage and/or any other disclosure required by law. Your knowledge of the property prior to your ownership may be relevant. In the case of a material defect, for example, if information that you possess indicates some persistent pattern of a problem not completely remedied, such information should be included in this disclosure in order to achieve full and honest disclosure. Your answers or the answers you fail to provide, either way, may have legal consequences, even after the closing of the sale. This questionnaire should help you meet your disclosure obligation, but it may not cover all aspects of your property. If you know of or suspect some condition which would substantially lower the value of the property, impair the health or safety of future occupants, or otherwise affect Buyer's decision to buy your property, then use the space at the end of this form to describe that condition.

TO BUYER: THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. If you sign a contract to purchase the property, that contract, and not this disclosure statement, will provide for what is to be included in the sale. So, if you expect certain items, appliances, or equipment included, you must specify them in the contract. Since these disclosures are based on the Seller's knowledge, you cannot be sure that there are, in fact, no problems with the property simply because the Seller is not aware of them. The answers given by the Seller are not warranties of the condition of the property. Thus, you should condition your offer on a professional inspection of the property. You may also wish to obtain a home protection plan/warranty. Due to the variety of insurance, requirements, products, and arrangements Buyer should contact appropriate party to determine insurance coverage needed. Conditions of the property that you can see on a reasonable inspection should either be taken into account in the purchase price or you should make the correction of these conditions by the Seller a requirement of the sale contract.

STATUTORY DISCLOSURES			
Note: The following information, if applicable to the property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.			
LEAD-BASED PAINT			
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"/>
2	Please explain any "Yes" answers you gave in this section: <i>Lead paint disclosure provided.</i>		
METHAMPHETAMINE			
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"/>
4	Please explain any "Yes" answers you gave in this section:		
WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)			
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"/>

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 type="checkbox"/>	<input checked="" type="checkbox"/>
11 Are you aware if the property has been tested for lead?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15 Please explain any "Yes" answers you gave in this section: <i>We had the property tested for radon as a precondition of purchase. Though I do not have the report, I do recall that the results were un concerning and we not have a need to mitigate for radon</i>			
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 type="checkbox"/>	<input checked="" type="checkbox"/>
18 Are you aware if the property has ever been tested for the presence of mold?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
22 Are you aware if the property has been tested for the presence of asbestos?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23 Please explain any "Yes" answers you gave in this section: <i>Again, we tested for asbestos as a precondition of purchase. I do not have a report but I recall that the house was free of asbestos</i>			
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 checked="" 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 #	Owned <input type="checkbox"/> Leased <input type="checkbox"/>	Avg Monthly Cost
41 Propane	—		<input type="checkbox"/> Owned <input type="checkbox"/> Leased	
42 Gas	Spire	Spireenergy.com		~\$125
43 Electric	Ameren	Ameren.com		~\$125
44 Water	MO AMERICAN WATER	AMWATER.COM		~\$100
45 Sewer	MSD	STLMSD.COM		negligible
46 Trash	REPUBLIC SERVICES	Republicservices.com		\$58
47 Recycle				
48 Internet	Spectrum			\$65
49 Phone	—			

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:

50 Zone 1: Age ~10 Brand <u>Lennox</u>	<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 ~25 Brand <u>Lennox</u>	<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

Fuel Source of Heating Equipment:

52 Zone 1: <u>UPSTAIRS</u>	<input checked="" 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: <u>DOWNSTAIRS</u>	<input checked="" 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 ~10 Brand <u>Lennox</u>	<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 ~25 Brand <u>Lennox</u>	<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? <u>expires 6/2026</u>	<input checked="" type="checkbox"/>	<input 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: <u>MAY 5, 2026, ROUTINE MAINTENANCE \$175</u>			

60 Please explain any "Yes" or "Other" answers you gave in this section:

FIREPLACE(S)

	YES	NO	UNK
61 Location 1: Room: <u>LIVING ROOM</u> Functional and properly vented? 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: <u>Basement</u> Functional and properly vented? Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input checked="" type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
63 Location 3: Room: _____ Functional and properly vented? Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

65 Please explain any "Yes" or "No" answers you gave in this section: LIVING ROOM FIREPLACE SHOULD WORK, BUT WE HAVEN'T USED IT IN MANY YEARS. SELLING IT "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 checked="" type="checkbox"/> Galvanized <input type="checkbox"/> Other:
67 Water Heater 1: Age: <u>~15</u> Location: <u>Basement</u> Tank Size: <u>50gal</u> <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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
71 Are you aware of any problems or repairs needed in the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
72 Does property have a Swimming Pool/Spa/Hot Tub? (If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
73 Please explain any "Yes" or "Other" answers you gave in this section:			
WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)			
74 What is the source of your drinking water? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Other			
75 If well, when was the water last tested? 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 type="checkbox"/>	<input checked="" type="checkbox"/>
82 Is there a sewerage grinder system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
83 Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
84 Please explain any "Yes" answers you gave in this section:			
ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)			
Type of Service Panel(s):			
85 Panel 1: Amps <u>200</u> Brand <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
86 Panel 2: Amps Brand <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
87 Panel 3: Amps Brand <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other			
Type of Wiring:			
88 Panel 1: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input 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:			
CONSTRUCTION			
95 The property was originally constructed in: <u>1935</u> . Seller has occupied property from <u>1998</u> to <u>2026</u> .			
96 List all significant additions, modifications, renovations, & alterations to the property during your ownership below: <u>KITCHEN RENOVATION, ~ 2013</u> <u>UPDATE PRIMARY BATH + CLOSET 1999</u> <u>NEW ROOF ~ 2012</u> <u>REAR DECK 2023</u> <u>FENCE ~ 2020</u>			
	YES	NO	UNK
97 Were required permits obtained for the work described above?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
98 Please explain any "No" answers you gave in this section:			

FOUNDATION

99 Type of Foundation: 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
104 Are you aware of any repairs to any of the building elements listed above?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
105 Were required permits obtained for any repairs described above?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: <i>OVER THE YEARS we lived here there have been a few small, un concerning cracks in walls. Most were spackled + filled</i>			

BASEMENT AND CRAWL SPACE (Complete only if applicable)

	YES	NO	UNK
107 Is the home equipped with a sump pit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
112 Please explain any "Yes" answers you gave in this section: <i>we had basement water proofed (WOODS Water proofing) ~ 2010. Since then, just some dampness. After heavy rains, maybe a spot or two of wetness.</i>			

ROOF, GUTTERS AND DOWNSPOUTS

	YES	NO	UNK
113 What is the approximate age of the roof? <i>~ 16</i> 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 checked="" type="checkbox"/>	<input type="checkbox"/>
119 Please explain any "Yes" answers you gave in this section and attach any documentation: <i>Replaced roof ~ 2010</i>			

PESTS/TERMITES/WOOD DESTROYING INSECTS

	YES	NO	UNK
120 Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
121 Are you aware of any uncorrected damage to the property caused by above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
122 Are you aware of any control reports for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
123 Are you aware of any control treatments to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
124 Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when does it expire and what is the renewal costs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
125 Please explain any "Yes" answers you gave in this section: <i>We hate bugs. Always used pest control company preventatively every quarter</i>			

SOIL AND DRAINAGE

	YES	NO	UNK
126 Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
127 Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
128 Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
129 Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable pavement)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
130 Please explain any "Yes" answers you gave in this section:			

SURVEY AND ZONING					YES	NO	UNK
131	Do you have a survey of the property? If yes, please attach.				<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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. <i>I filed a claim after the May 16, 2025 tornado. We had damage to a tree, our fence, and the deck. All repairs were completed by August, 2025</i>						
APPLIANCES/EQUIPMENT (Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)							
140	Range/Stove	<input checked="" type="checkbox"/> N/A	Age	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric		
141	Oven	<input type="checkbox"/> N/A	Age <i>13</i>	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		
142	Cooktop	<input type="checkbox"/> N/A	Age <i>13</i>	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric		
143	Outdoor Grill	<input type="checkbox"/> N/A	Age <i>7</i>	<input checked="" 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 type="checkbox"/> N/A	Age <i>13</i>				
146	Built in Refrigerator	<input type="checkbox"/> N/A	Age <i>3</i>				
147	Dishwasher	<input type="checkbox"/> N/A	Age <i>13</i>				
148	Garbage Disposal	<input type="checkbox"/> N/A	Age <i>13</i>				
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 type="checkbox"/> N/A		<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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>We have a dog. A couple of windows have broken chains and we're probably missing a few window screens.</i>						

ADDITIONAL COMMENTS	
167	
168	
169	
170	
171	
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173	
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175	
176	
177	

Seller attaches the following document(s): Survey, Lien waivers: Easter Fence + Landmark Builders
Invoice from most recent HVAC maintenance

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.

<u>Howard Weissman</u>	<u>05-01-2026</u>	<u>Howard Weissman</u>	<u>5.1.26</u>
SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE

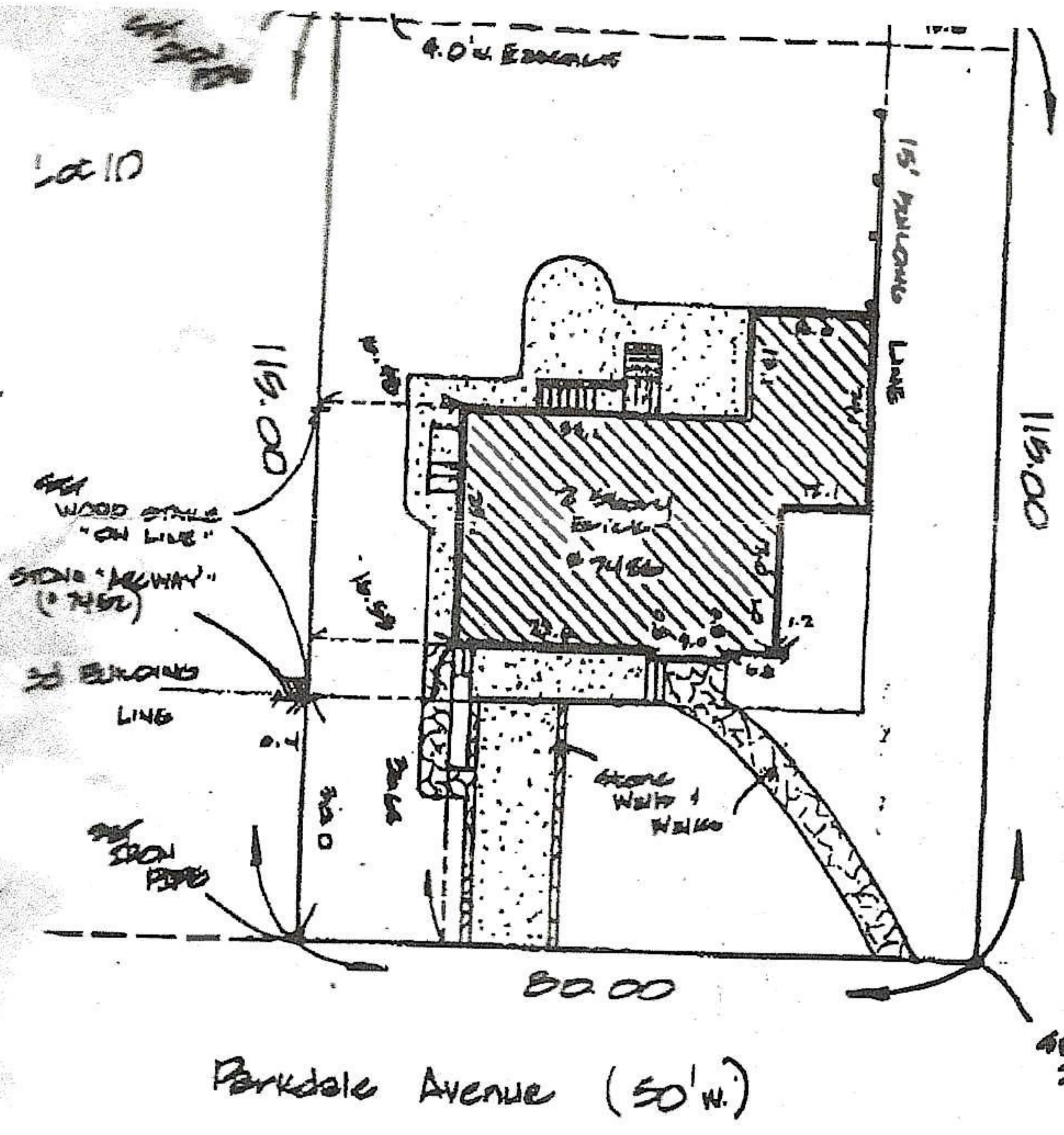
<u>Howard Weissman</u>	<u>Susan Weissman</u>
Seller Printed Name	Seller Printed Name

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

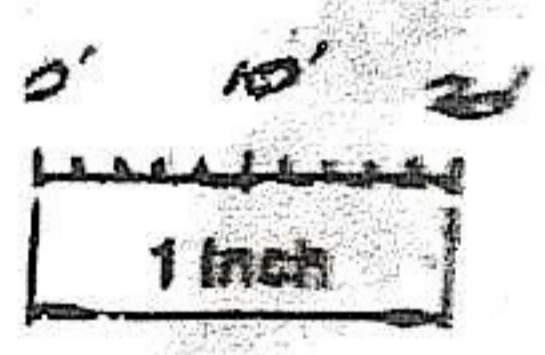
_____	_____
Buyer Printed Name	Buyer Printed Name



AREA OF LOT 11:
 9,200 SQUARE FEET
 0.212 ACRES

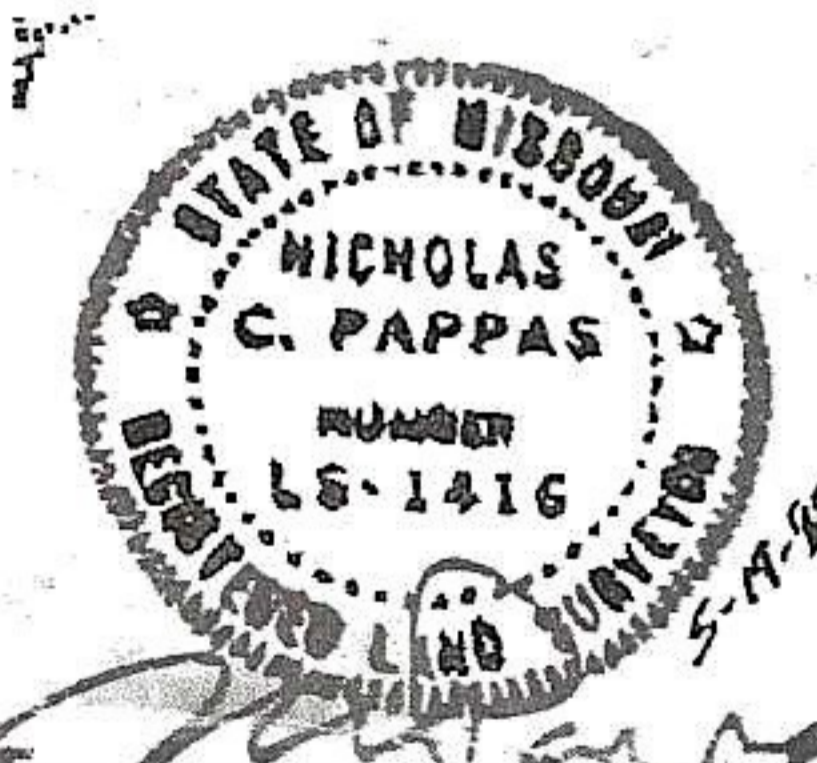
EASEMENTS:

DEED BOOK - PAGE	GRANTEE	DISPOSITION
650 409	CO. GRAY CO.	WITHIN STREET, WALK 2.0 IN'S
693 93	ST. LOUIS WATER LIGHT	WITHIN STREET R.O.W'S
654 573	S.W. BELL TELEPHONE	WITHIN PLATTED EASEMENTS
1679 329	CITY OF CLAYTON	WITHIN 8' PLATTED EASEMENTS



SCALE: 1" = 20 FEET
 CLASSIFICATION FOR THIS SURVEY IS: URBAN PROPERTY

TO CERTIFY THAT AT THE REQUEST OF INVESTOR'S TITLE CO - CLAYTON, A SURVEY WAS MADE ON THE 14TH DAY OF MAY, 1985, LOT 11 IN BLOCK 18, WOODLANDS ADDITION, A SUBDIVISION AS PLATTED IN BOOK 100 - 10 IN PAGES 6 & 7, OF THE ST. LOUIS COUNTY RECORDS ST. LOUIS COUNTY.
 AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED UPON THIS MAP. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR: "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", EFFECTIVE DEC. 20, 1984.



NICHOLAS C. PAPPAS R.L.S. 1416

POS SURVEYING & ENGINEERING CORP.
 1790 ST. FRANCOIS ST. FLOISSANT, MISSOURI 63031
 PHONE NUMBERS: (314) 833-6808 FAX: 833-1141

REVISIONS

PAGE 1 OF 1
 598-0251
 ORDER NO. 1701

Reduced Copy! \$385.00

**FULL AND FINAL UNCONDITIONAL
LIEN WAIVER**

Landmark Builders ("Contractor") contracted with
Howard & Susan Weissman ("Owner" or "General Contractor") to furnish labor
and/or materials ("Work") on or for the project/real property known as: 8025 Maryland Ave #8J, Clayton, MO 63105
("Property"), for a total contract price, including changes and extras, of: \$4,055.09, to which payment for same has
been received and is hereby acknowledged.

A. CONTRACTOR DOES HEREBY FULLY, FINALLY AND UNCONDITIONALLY WAIVE AND RELEASE ANY AND ALL RIGHTS TO ASSERT OR ENFORCE MECHANICS LIEN CLAIMS UNDER THE STATUTES OF THE STATE OF MISSOURI AGAINST THE REAL PROPERTY DESCRIBED ABOVE FOR ALL WORK PERFORMED BY THE CONTRACTOR PRIOR TO THE DATE SET FORTH BELOW AND FOR ANY WORK HEREAFTER PERFORMED BY OR ON BEHALF OF THE CONTRACTOR UNDER ANY AGREEMENTS EXECUTED BY THE CONTRACTOR PRIOR TO THE DATE SET FORTH BELOW.

B. Contractor represents and warrants that it has employed the following subcontractors and suppliers, and no others, to furnish labor, services, material, fixtures, apparatus or machinery, forms or formwork, or any other assistance in performing its Work:


None (circle, if none) or List Name and Address:

C. Contractor and the individual executing this Waiver on behalf of Contractor both represent and warrant that Contractor has fully paid for all labor and/or materials used by the Contractor (or its subcontractors and/or suppliers of any tier) in performing the Work for which this Release is applicable, and they both agree to defend, indemnify and hold harmless the Owner, any upper-tier contractors, the title company, any disbursing company, and any lenders from any claims for payment by any person or entity that Contractor has represented herein to have paid.

Company Name: Roger Kepner Inc Landmark Builders

Address: 6731 Manchester Avenue

City, State and Zip: St. Louis, MO 63139

Signature: 

Print Name: Daniel Riegel

Title: President

Phone: 314-644-2464

Date: 05/11/2026

Galmiche & Sons
 2280 Chaffee Dr.
 St. Louis MO 63146
 Phone: 314-993-1110

INVOICE

DATE	INVOICE #	CUST #
5/5/2026	0000223024	0027075

BILL TO:
 Howard Weissman
 7456 Parkdale Ave.
 St. Louis MO 63105

SHIP TO:
 Howard Weissman
 7456 Parkdale Ave.
 St. Louis MO 63105

P.O. NUMBER		TERMS	SALES PERSON	
		COD		
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
1.00	AC Clean & Check - One Time	138.00	138.00	
	Checked air filter. Cleared condensation line. Checked all electrical connections. Checked capacitors and contactors. Found main flooe had weak capacitor. Replaced with new. Cleaned debris in electrical panel. Rinsed coils with water. Tested operations from thermostat. Took amp draw on compressor and condenser fan motor. Checked freon levels. System is working at this time.			
1.00	Clean & Check Additional Unit	68.00	68.00	
1.00	6X672 Capacitor motor run 40MFD/440V	67.18	67.18	
	Payment Received			
SUBTOTAL			\$273.18	
TAX			\$5.53	
TOTAL			\$278.71	
Auth 00371B			\$278.71	
Brad	BALANCE		\$0.00	

SUBTOTAL \$273.18
 TAX \$5.53
 TOTAL \$278.71
 Visa XXXXXXXXXXXXX9040 \$278.71
 Auth 00371B
 BALANCE \$0.00

WAIVER OF LIEN

LABOR AND MATERIALS

STATE OF MISSOURI

COUNTY OF ST. LOUIS

TO ALL WHOM IT MAY CONCERN:

Whereas, we the undersigned EASTER FENCE, INC.

Have been employed by Howard Weissman

To Furnish materials on Invoice: Inv. 30464

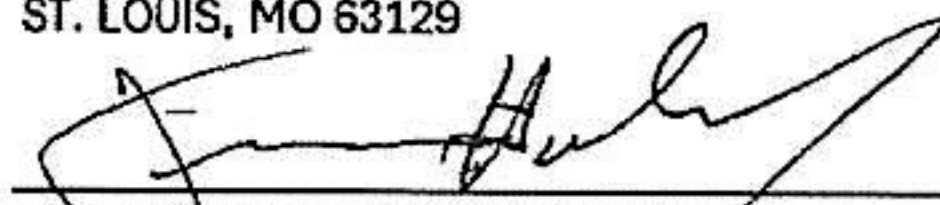
For Job Known as: 7456 Parkdale Avenue
Clayton, MO 63105

Now, therefore, know ye, that we the undersigned for and in consideration of the sum
of: \$1,800.00


And other good and valuable consideration, the receipt whereof is hereby acknowledged, we
do hereby waive and release any and all lien, and claim our right to lien on said above
described building and premises under the statutes of the State of Missouri relating to
mechanics' liens, on account of labor or materials or both, furnished by the undersigned to
afresaid purchases for said building and premises up to
and including 9/2/2025 only.
(date)

Given under our hands and seal this First day of May 2026

EASTER FENCE INC.
6071 LEMAY FERRY ROAD
ST. LOUIS, MO 63129



Jimmie Holland, Vice President



Danielle Nicole Raby, Notary

DANIELLE NICOLE RABY
NOTARY PUBLIC, NOTARY SEAL
STATE OF MISSOURI
JEFFERSON COUNTY
COMMISSION # 28085732
MY COMMISSION EXPIRES: 2/18/2030

This document has legal consequences.
If you do not understand it, consult your attorney.
The text of this form may not be altered in any manner
without written acknowledgement of all parties.

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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

1 PROPERTY: 7456 Parkdale Avenue, Clayton, MO 63105

2 **Lead Warning Statement**

3 Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may
4 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children
5 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
6 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide
7 Buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any
8 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

9 **Seller's Disclosure**

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

11 Seller has no knowledge of lead-based paint and/or lead-based paint hazards
12 in the housing

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

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

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

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

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

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

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

25 Buyer has (check one below):

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

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

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

33 **Certification of Accuracy**

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

36 _____
37 BUYER SIGNATURE DATE

38 _____
39 Buyer Printed Name

40 _____
41 BUYER SIGNATURE DATE

42 _____
43 Buyer Printed Name

44 _____
45 BUYER'S AGENT SIGNATURE DATE

46 _____
47 Buyer's Agent Printed Name

48 _____
49 SELLER SIGNATURE DATE 5-26-26

50 Susan Weissman
Seller Printed Name

_____ DATE 05-26-2026
SELLER SIGNATURE

Howard Weissman
Seller Printed Name

_____ DATE
LISTING AGENT SIGNATURE

Carol Butler
Listing Agent Printed Name

dotloop verified
05/26/26 10:54 AM CDT
JZSG-RBXT-COCZ-AFVP

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