

Presenting
738 PEAL DRIVE
St. Louis, Missouri



GLADYS MANION
REAL ESTATE

90 *Years*
1936 - 2026







738 Peal Drive defines turnkey, move-in ready, because every big-ticket update is already done. New roof, siding, gutters, fascia, downspouts, windows, and doors outside; new flooring and fresh paint inside. Your story begins with a landscaped front yard and newly poured porch that invites you to the front door. Step into the foyer, hang your coat in the entry closet, and watch the home unfold around you. To your right, a spacious living room flows into the dining room, sunlight pouring through brand-new windows. To your left, the kitchen opens to an additional living space anchored by a wood-burning fireplace, then walks out to a large, flat, fully fenced backyard. Picture summer evenings on the patio, quiet mornings with coffee, hosting get-togethers, and still having room to garden. Back inside down the hall, a half bath keeps things convenient, and the partially finished basement waits for whatever chapter comes next: rec room, home office, gym, or even an additional sleeping area. Upstairs, four wonderfully sized bedrooms all offer gracious closets, crowned by a spacious primary suite with private ensuite bath and fresh carpet underfoot. The setting completes the story: minutes to Jefferson Barracks Park with community pool and rec center and South County shopping and dining, with quick access to I-255 and I-55 to downtown St. Louis. Turnkey homes like this one do not last long. Start your story today.



Locally Owned and Operated Since 1936
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CORTNEY MCKENNA

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Property Client Full

738 Peal Drive, St Louis, Missouri 63125

MLS#: **26051900**
Status: **Active**

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

Current Price: **\$365,000**
DOM: **1**



Style: **Traditional**
Beds/Baths: **4/3**
Full Baths: **2**
Yr Built/Est. Age: **1978/48**
Half Baths: **1**
New Const: **No**
Unit Location:
Sct/Twn: **UNINCORPORATED**
Levels: **Two**
Lot Size: **8.000 ac**
Sqft Above: **2,073**
Sqft Below:
Prk:
Bldg Name:
Liv Area: **2,073**
Lot SqFt: **348,480**
Sqft Above: **2,073**
SqftAbv/PSF: **2,073/\$176.07**
Schl District: **Mehlville R-IX**
Elem School: **Bierbaum Elem.**
J High School: **Margaret Buerkle Middle**
High School: **Mehlville High School**
Area: **331 - Mehlville**

Rooms

Total Rooms	Bedrooms	Full Bathrooms	Half Bathrooms
Rooms Total: 11	Main Beds: 0	Main Bathrooms: 0	Main Bathrooms: 1
M & U Bedrooms: 4	Up Beds: 4	Up Bths: 2	Up Bths: 0
M & U Bathrooms: 3	Low Beds: 0	Low Bths: 0	Lw Bths: 0

Features

Fireplace YN: **Yes/1**
Fireplace Feat: **Wood Burning**
Basement: **Yes, Finished-Partially**
Amenities: **None**
Fire Tag Rq:
Window Feat:

Additional Features

Lot Features: **Back Yard**
Property Cond: **Updated/Remodeled**
Garage: **Yes/2**
Construction: **Brick Veneer, Vinyl Siding**
Pool: **Pool: No - Private: No - Features:**
Other Struct: **Gazebo**
Disclosures: **Flood Plain No, Occupancy Permit Required**
Roof: **Architectural Shingle**
Carport: **No**
Foundation:

Systems & Utilities

Cooling: **Electric**
Heating: **Forced Air**
Other Equip:
Sewer: **Public Sewer**
Water: **Public**
Utilities: **Electricity Connected, Natural Gas Available**

Public Remarks

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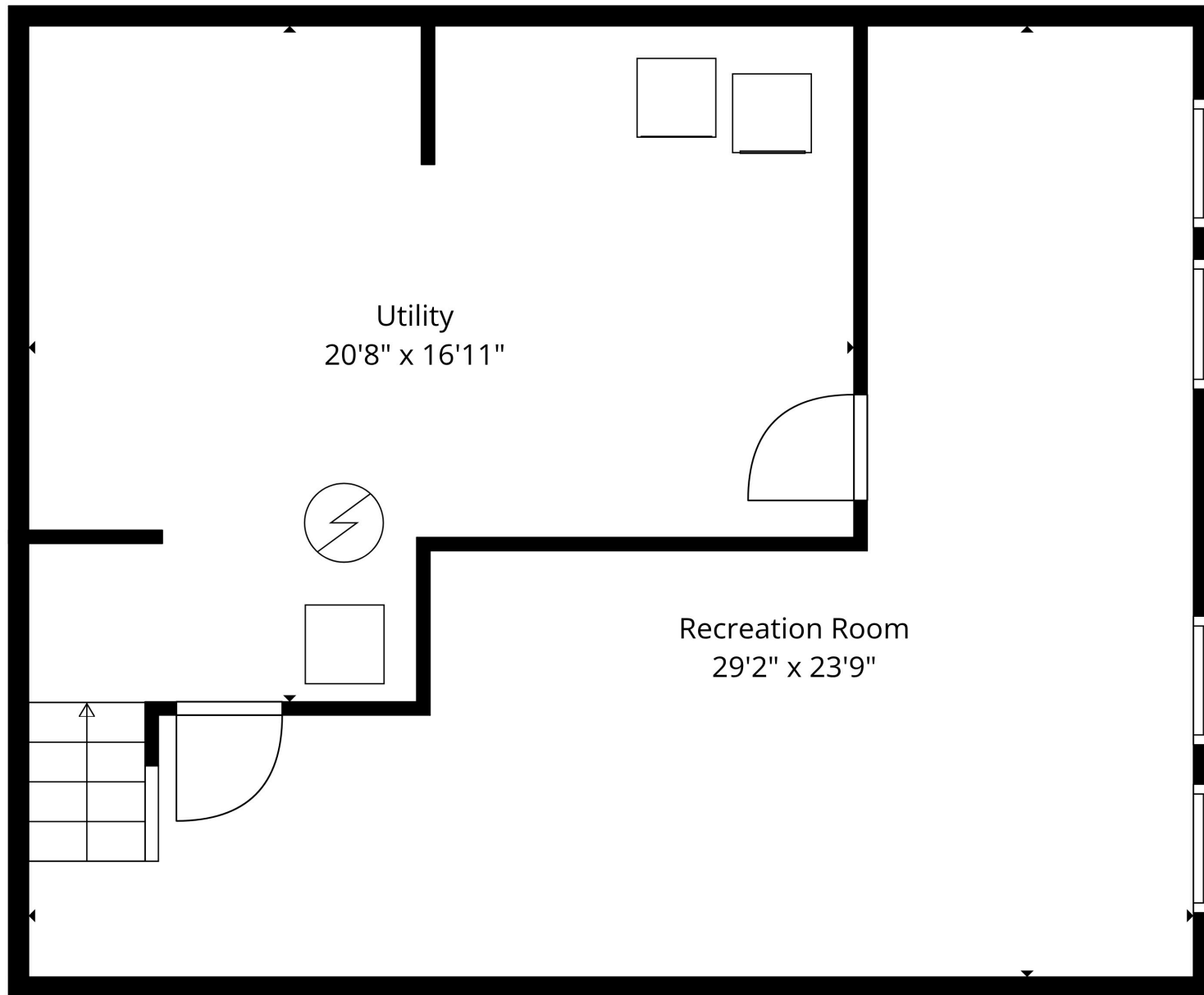
Association Information

HOA YN: **Yes**
Assoc Amenities: **None**
Assoc Fee Includes: **Other**
Assoc Fee: **\$80**
Fee Freq: **Annually**

Legal/Taxes

Parcel ID: **29H-41-1168**
Ownership: **Private**
Occupant Type:
Taxes: **\$3,620.00**
Builder Name:
Owner/Occupant Name: **Private**
Tax Year: **2025**
Owner Phone:
Prop Asd Cty Tx: **No**

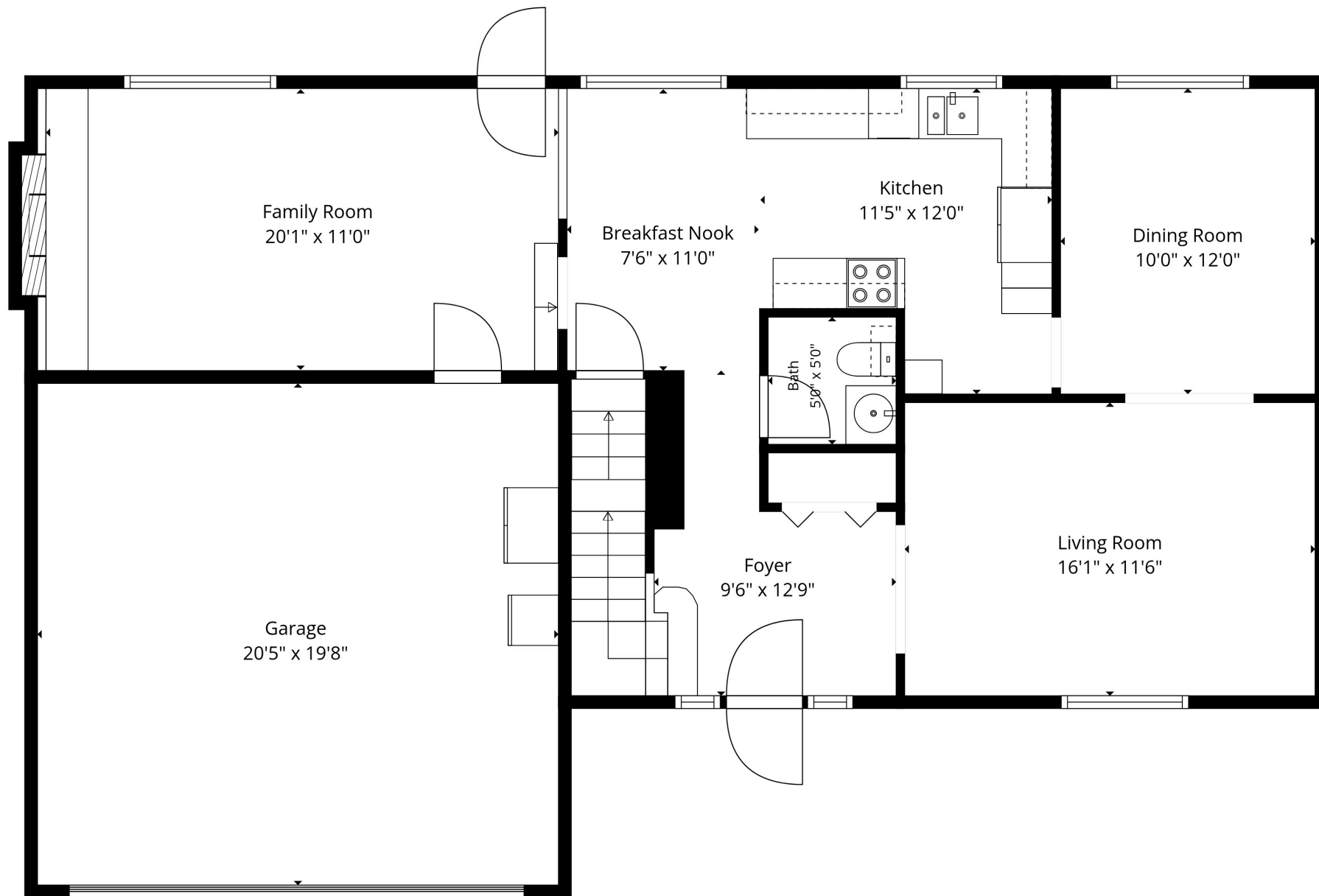
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TOTAL: 2465 sq. ft

Basement: 424 sq. ft, 1st floor: 998 sq. ft, 2nd floor: 1043 sq. ft

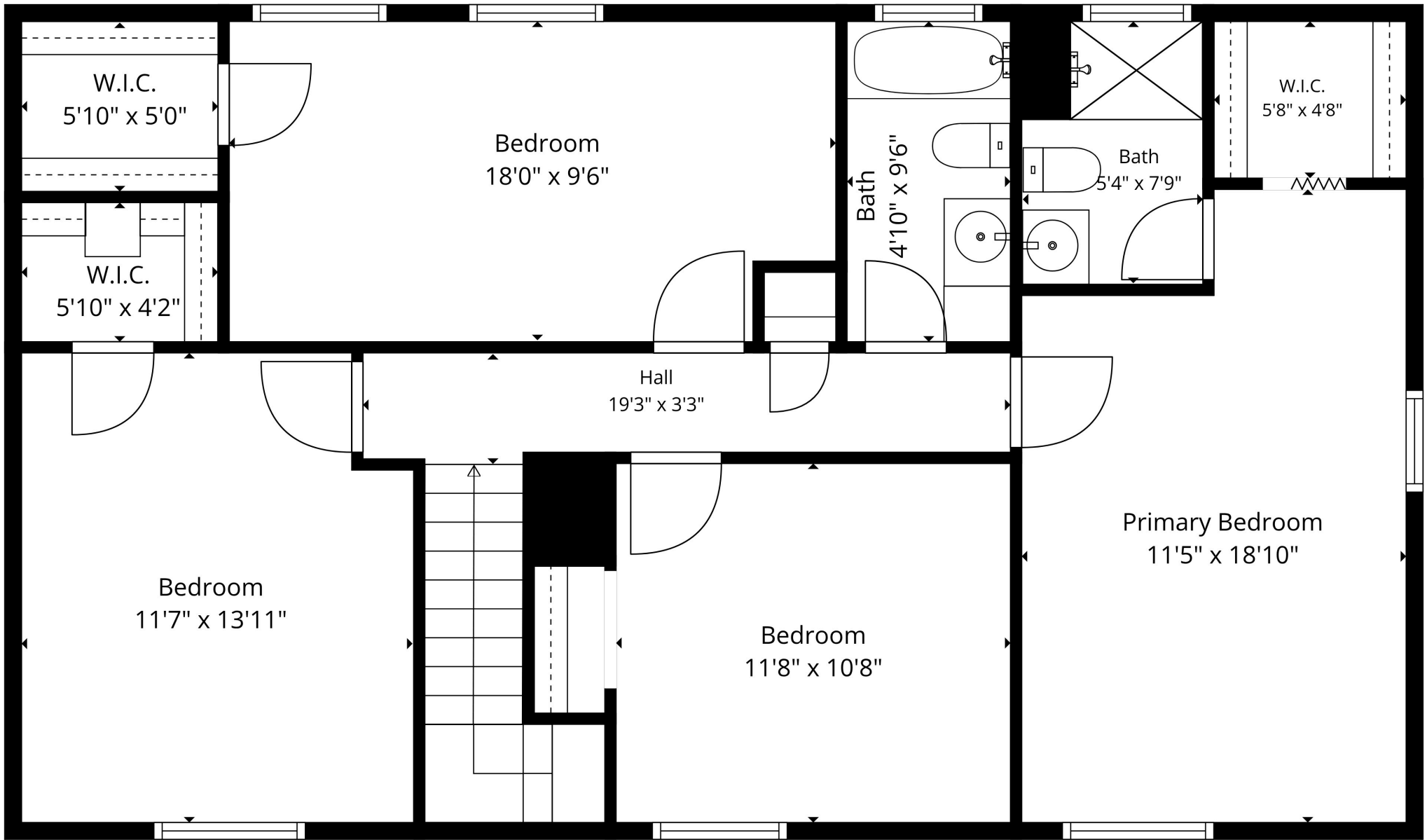
EXCLUDED AREAS: UTILITY: 323 sq. ft, GARAGE: 425 sq. ft, FIREPLACE: 4 sq. ft



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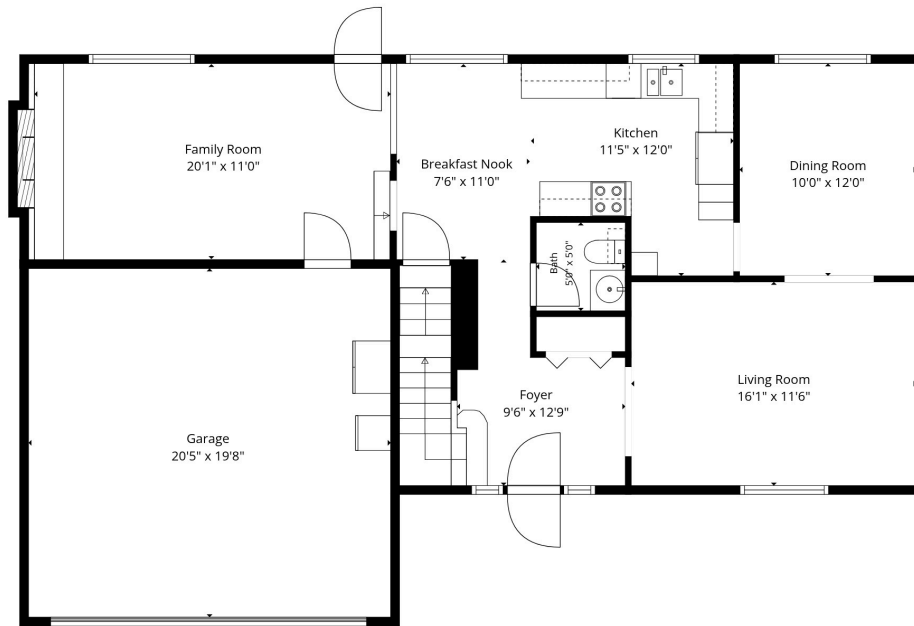
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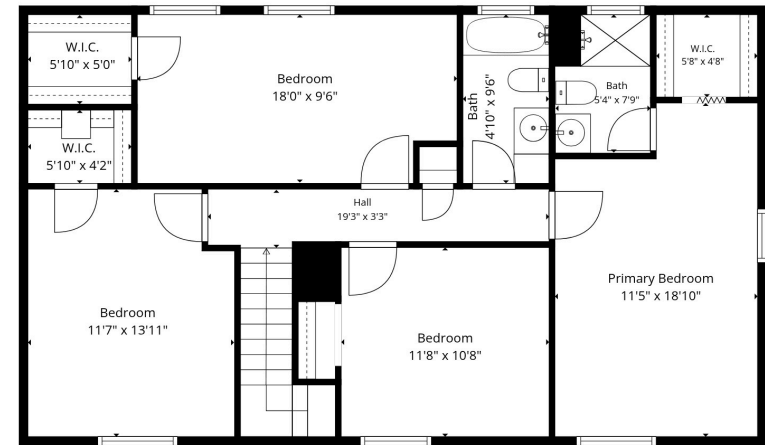
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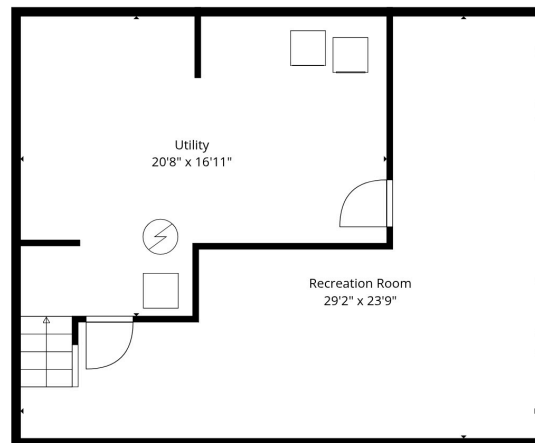
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1st Floor



2nd Floor



Basement

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This document has legal consequences.

If you do not understand it, consult your attorney.

The text of this form may not be altered in any manner without written acknowledgement of all parties.

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Form # 2091

01/26

85493675

SELLER'S DISCLOSURE STATEMENT

Property Address : 738 Peal Drive, St. Louis, MO, 63125

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

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

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

STATUTORY DISCLOSURES				
Note: The following information, if applicable to the property, is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.				
LEAD-BASED PAINT		YES	NO	UNK
1	Does the Property include a residential dwelling built prior to 1978? If "Yes," 42 U.S.C. 4852d and EPA regulations promulgated pursuant thereto require that a completed Disclosure of Information and Acknowledgement Lead Based Paint and/or Lead-Based Paint Hazards form (Form #2049) must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer.	☐	☒	☐
2	Please explain any "Yes" answers you gave in this section:			
METHAMPHETAMINE		YES	NO	UNK
3	Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto? If "Yes," §442.606 RSMo requires you to disclose such facts in writing.	☐	☒	☐
4	Please explain any "Yes" answers you gave in this section:			
WASTE DISPOSAL SITE OR DEMOLITION LANDFILL (permitted or unpermitted)		YES	NO	UNK
5	Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? If "Yes," Section 260.213 RSMo requires Seller to disclose the location of any such site on the Property. Note: If Seller checks "Yes," Buyer may be assuming liability to the State for any remedial action at the property.	☐	☒	☐

6	Please explain any "Yes" answers you gave in this section:			
	RADIOACTIVE OR HAZARDOUS MATERIALS	YES	NO	UNK
7	Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.	☐	☒	☐
8	Please explain any "Yes" answers you gave in this section:			
	ADDITIONAL DISCLOSURES			
	Lead-Based Paint	YES	NO	UNK
9	Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?	☐	☒	☐
10	Are you aware if it has ever been covered or removed?	☐	☒	☐
11	Are you aware if the property has been tested for lead?	☐	☒	☐
12	Please explain any "Yes" answers you gave in this section including test date, type of test and results:			
	Radon	YES	NO	UNK
13	Are you aware if the property has been tested for radon gas?	☐	☐	☒
14	Are you aware if the property has ever been mitigated for radon gas?	☐	☐	☒
15	Please explain any "Yes" answers you gave in this section:			
	Mold	YES	NO	UNK
16	Are you aware of the presence of any mold on the property?	☐	☐	☒
17	Are you aware of anything with mold on the property that has ever been covered or removed?	☐	☐	☒
18	Are you aware if the property has ever been tested for the presence of mold?	☐	☐	☒
19	Please explain any "Yes" answers you gave in this section:			
	Asbestos Materials	YES	NO	UNK
20	Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?	☐	☒	☐
21	Are you aware of any asbestos material that has been encapsulated or removed?	☐	☒	☐
22	Are you aware if the property has been tested for the presence of asbestos?	☐	☒	☐
23	Please explain any "Yes" answers you gave in this section:			
	Other Environmental Concerns	YES	NO	UNK
24	Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?	☐	☒	☐
25	Please explain any "Yes" answers you gave in this section:			
	SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)			
26	Development Name <u>HIDDEN ACRES</u>			
27	Contact Name <u>HELEN ZEMAITIS</u>	Phone # <u>815-530-6257</u>		
28	Type of Property (check all that apply) ☒ Single Family ☐ Multi-Family ☐ Condominium ☐ Townhome ☐ Villa ☐ Co-op			
29	Mandatory Assessment #1 \$ _____ per ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☒ Annual ☐ Other			
30	Mandatory Assessment #2 \$ _____ per ☐ Monthly ☐ Quarterly ☐ Semi-Annual ☐ Annual ☐ Other			
31	Mandatory Assessment(s) include: ☒ entrance sign/structure ☐ street maintenance ☐ common ground ☐ snow removal specific to dwelling ☐ snow removal common area ☐ landscaping of common area ☐ landscaping specific to dwelling ☐ reception facility ☐ clubhouse ☐ pool ☐ tennis court ☐ exercise area ☐ water ☐ sewer ☐ trash removal ☐ doorman ☐ cooling ☐ heating ☐ security ☐ elevator ☐ some insurance ☐ real estate taxes ☐ other common facility _____ ☒ assigned parking space(s): how many _____ identified as _____ ☒ other specific item(s): <u>DUSK TO DAWN LIGHT</u> ☐ Dwelling exterior maintenance covered by Assessment:			

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

UTILITIES

Services	Current Provider	Phone #	☐ Owned ☐ Leased	Avg Monthly Cost
41 Propane			☐ Owned ☐ Leased	
42 Gas	SPIRE	800-887-4173		\$100
43 Electric	AMEREN	1-800-552-7583		\$136
44 Water	MISSOURI AMERICAN	1-800-430-0820		\$36.64
45 Sewer	MSD	314-768-6260		\$52.36
46 Trash	REPUBLIC	314-631-3400		\$55.17
47 Recycle	REPUBLIC			
48 Internet	SPECTRUM	1-888-438-2427		\$309.44
49 Phone				

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:			
50 Zone 1: Age 9 Brand	☒ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other		
51 Zone 2: Age Brand	☐ Forced Air ☐ Heat Pump ☐ Radiant ☐ Baseboard ☐ Geo-Thermal ☐ Other		
Fuel Source of Heating Equipment:			
52 Zone 1:	☒ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other		
53 Zone 2:	☐ Natural Gas ☐ Electric ☐ Propane ☐ Fuel Oil ☐ Solar ☐ Other		
Type of Air Conditioner:			
54 Zone 1: Age 8 Brand	☒ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other		
55 Zone 2: Age Brand	☐ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units:) ☐ Other		
	YES	NO	UNK
56 Are you aware of any problems or issues with any part of the HVAC system?	☐	☒	☐
57 Do you have any existing maintenance agreements in place?	☐	☒	☐
58 Are any areas of the home not covered by central heating /cooling?	☐	☒	☐
59 With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost:			
60 Please explain any "Yes" or "Other" answers you gave in this section:			

FIREPLACE(S)

	YES	NO	UNK
61 Location 1: Room: FAMILY Functional and properly vented?	☒	☐	☐
Type: ☒ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK			
62 Location 2: Room: Functional and properly vented?	☐	☐	☐
Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK			
63 Location 3: Room: Functional and properly vented?	☐	☐	☐
Type: ☐ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK			
64 Are you aware of any problems or repairs needed with any item in this section?	☐	☐	☐
65 Please explain any "Yes" or "No" answers you gave in this section:			

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

66 Plumbing System: ☐ Copper ☒ PVC ☐ PEX ☐ Galvanized ☐ Other:
67 Water Heater 1: Age: 9 Location: Tank Size: ☒ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other
68 Water Heater 2: Age: Location: Tank Size: ☐ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other

	YES	NO	UNK
69 Does the property have an ice-maker supply line?	☒	☐	☐
70 Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.	☐	☒	☐
71 Are you aware of any problems or repairs needed in the plumbing system?	☐	☒	☐
72 Does property have a Swimming Pool/Spa/Hot Tub? (If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)	☐	☒	☐
73 Please explain any "Yes" or "Other" answers you gave in this section:			
WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)			
74 What is the source of your drinking water? ☒ Public ☐ Community ☐ Well ☐ Other			
75 If well, when was the water last tested? _____ Is test documented? ☐ Yes or ☐ No. If yes, please provide documentation.			
76 Do you have a water softener? ☐ Yes or ☒ No. If yes, is it ☐ Owned or ☐ Leased. If leased, provide lessor and cost below.			
	YES	NO	UNK
77 Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box?	☐	☒	☐
78 Please explain any "Yes" answers you gave in this section and water softener lease information if applicable :			
SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)			
79 What is the type of sewerage system to which the house is connected? ☒ Public ☐ Private ☐ Septic ☐ Aerator ☐ Other If Other, please explain:			
80 If septic/aerator, when was system last serviced?			
	YES	NO	UNK
81 Is there a sewerage lift system?	☐	☒	☐
82 Is there a sewerage grinder system?	☐	☒	☐
83 Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	☐	☒	☐
84 Please explain any "Yes" answers you gave in this section:			
ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)			
Type of Service Panel(s):			
85 Panel 1: Amps _____ Brand <u>SIEMENS</u> ☒ Circuit Breakers ☐ Fuses ☐ Other			
86 Panel 2: Amps _____ Brand _____ ☐ Circuit Breakers ☐ Fuses ☐ Other			
87 Panel 3: Amps _____ Brand _____ ☐ Circuit Breakers ☐ Fuses ☐ Other			
Type of Wiring:			
88 Panel 1: ☐ Copper ☐ Aluminum ☒ UNK ☐ Other			
89 Panel 2: ☐ Copper ☐ Aluminum ☐ JNK ☐ Other			
90 Panel 3: ☐ Copper ☐ Aluminum ☐ JNK ☐ Other			
	YES	NO	UNK
91 Are you aware of any problems or repairs needed in the electrical system?	☐	☒	☐
92 Are you aware of any panels in service in the property being subject to recall or otherwise out of date?	☐	☒	☐
93 Are you aware of any active knob and tube wiring in the property?	☐	☒	☐
94 Please explain any "Yes" answers you gave in this section:			
CONSTRUCTION			
95 The property was originally constructed in: <u>1978</u> . Seller has occupied property from <u>1997</u> to <u>PRESENT</u>			
96 List all significant additions, modifications, renovations, & alterations to the property during your ownership below:			
<u>SEE ATTACHMENT</u>			
	YES	NO	UNK
97 Were required permits obtained for the work described above?	☐	☐	☒
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?	☐	☒ ☐
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?	☐	☒ ☐
102	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	☐	☐ ☐
103	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	☒	☐ ☐
104	Are you aware of any repairs to any of the building elements listed above?	☒	☐ ☐
105	Were required permits obtained for any repairs described above?	☒	☐ ☐
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: POURED NEW PORCH AND 1/2 OF GARAGE FLOOR		
	BASEMENT AND CRAWL SPACE (Complete only if applicable)		
		YES	NO UNK
107	Is the home equipped with a sump pit?	☒	☐ ☐
108	Is the home equipped with a sump pump?	☒	☐ ☐
109	Are you aware of any issues with sump pit(s) & pump(s)?	☒	☐ ☐
110	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	☐	☒ ☐
111	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	☒	☐ ☐
112	Please explain any "Yes" answers you gave in this section: 2002 INCREASED THE LINE SIZE CONNECTED TO PUMP - NO ISSUES AFTER		
	ROOF, GUTTERS AND DOWNSPOUTS		
		YES	NO UNK
113	What is the approximate age of the roof? NEW Is it documented? If yes, please provide documentation.	☒	☐ ☐
114	Are you aware of any active leaks to the roof?	☐	☒ ☐
115	Has the roof ever leaked during your ownership?	☐	☒ ☐
116	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	☒	☐ ☐
117	Are you aware of any problems with the roof, gutters or downspouts?	☐	☒ ☐
118	Does the property have multiple layers of roofing currently installed on any portion of the property?	☐	☒ ☐
119	Please explain any "Yes" answers you gave in this section and attach any documentation: REPLACED RECENTLY DUE TO STORM DAMAGE		
	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?	☐	☒ ☐
121	Are you aware of any uncorrected damage to the property caused by above?	☐	☒ ☐
122	Are you aware of any control reports for the property?	☒	☐ ☐
123	Are you aware of any control treatments to the property?	☒	☐ ☐
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?	☐	☒ ☐
125	Please explain any "Yes" answers you gave in this section: SEE ATTACHED REPORT from 4/2/2021		
	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?	☒	☐ ☐
127	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	☒	☐ ☐
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?	☐	☒ ☐
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)	☐	☒ ☐
130	Please explain any "Yes" answers you gave in this section: SEE ATTACHED REPAIR REPORT - NO ISSUES SINCE REPAIR		

SURVEY AND ZONING						YES	NO	UNK
131	Do you have a survey of the property? If yes, please attach.					☐	☒	☐
132	Does the survey include all existing improvements on the property?					☐	☐	☐
133	Are you aware of any shared or common features with adjoining properties?					☐	☒	☐
134	Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property?					☐	☒	☐
135	Is any portion of the property located within the 100-year flood hazard area (flood plain)?					☐	☒	☐
136	Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property?					☐	☒	☐
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.)					☒	☐	☐
139	If "Yes," please provide the following information for each claim: date of claim, description of claim, repairs and/or replacements completed. 2025-2026 CLAIM FILED FOR STORM DAMAGE TO ROOF, GUTTER, SIDING AND DOWNSPOUTS, AND FASCIA. ALL REPLACED							
APPLIANCES/EQUIPMENT								
(Seller is not agreeing that all items are being offered for sale; mark N/A if not applicable)								
140	Range/Stove	☐ N/A	Age	2	☐ Gas	☒ Electric		
141	Oven	☐ N/A	Age	2	☐ Gas	☒ Electric		
142	Cooktop	☐ N/A	Age	2	☐ Gas	☒ Electric		
143	Outdoor Grill	☐ N/A	Age		☐ Gas	☐ Electric		
144	Dryer Hookup	☐ N/A			☒ Gas	☐ Electric		
145	Built in Microwave	☒ N/A	Age					
146	Built in Refrigerator	☒ N/A	Age					
147	Dishwasher	☐ N/A	Age					
148	Garbage Disposal	☐ N/A	Age					
149	Trash Compactor	☒ N/A	Age					
150	Electric Pet Fence	☒ N/A	# of collars					
151	Gas Powered Exterior Lights	☒ N/A	# of lights					
152	Security System/Cameras	☐ N/A			☒ Owned	☐ Leased		
						YES	NO	UNK
153	Are you aware of any items in this section in need of repair or replacement?					☐	☒	☐
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?					☒	☐	☐
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?					☒	☐	☐
157	Is the property located in an area that requires any specific disclosure(s) from the city or county?					☐	☒	☐
158	Is the property designated as a historical home or located in a historic district?					☐	☒	☐
159	Is property tax abated or subject to a tax freeze (such as Senior Property Tax Freeze)? If yes, attach documentation from taxing authority.					☐	☒	☐
160	Are you aware of any pets having been kept in or on the property?					☒	☐	☐
161	Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense?					☐	☒	☐
162	Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass?					☐	☒	☐
163	Are you aware if carpet has been laid over a damaged wood floor?					☐	☒	☐
164	Are you aware of any existing or threatened legal action affecting the property?					☐	☒	☐
165	Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property?					☐	☒	☐
166	Please explain any "Yes" answers you gave in this section:							

ADDITIONAL COMMENTS	
167	SECURITY LIGHTS IN REAR OF HOUSE NEEDS
168	
169	BATTERIES
170	
171	
172	
173	
174	
175	
176	
177	

Seller attaches the following document(s): _____

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.

	8/12/2026		8/12/2026
SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE

JOSEPH T. MCKENNA

Seller Printed Name

Lauren McKenna

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

Updates since ownership

- Electric updated
- HVAC and Water Heater 2017/2018
- Roof, gutters, downspouts, siding, fascia 2025/2026
- New Porch
- Half of garage floor
- Kitchen counters and floor
- Flooring in Kitchen, living room, family room and dining room 2025
- New carpet on stairs and upstairs 2025
- Second floor bathroom remodeled
- Oven in kitchen
- Fresh paint throughout
- New windows and doors throughout
- Gazebo



575 Rudder Road | Suite 104 | Fenton, Missouri 63026
314-488-2993 | stlpolyjack@stlpolyjack.com |
www.stlpolyjack.com

RECIPIENT:

Joe McKenna

738 Peal Drive
St. Louis, Missouri 63125
Phone: 314-307-3985

Invoice #1029

Issued	Jul 31, 2025
Due	Jul 30, 2025
Paid	Aug 12, 2025

Total	\$2,500.00
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Account Balance	\$0.00
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For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Jul 30, 2025				
Sinkhole Void Fill / Soil Densification- High density Polyurethane	Use a environmentally friendly two component structural resin foam to inject directly into the void space. This material will permeate the soft soils to densify / harden them and then fill the void space completely. Large void spaces are incredibly difficult to calculate material costs because of blind areas or soft soil compaction during resin expansion. Material is typically calculated using face and depth measurements obtained during inspection or client documentation, but additional material may be required to completely fill these unforeseen blind areas as mentioned. Any overages beyond the original calculation or estimate will be tracked and billed for, but not without client authorization to do so at time of injection. Material Use : 700 units After injection and void fill it will be necessary for client to bring in soil fill as a top layer at the surface if cured foam is exposed. Exposed foam has no detrimental effects to void area or foam material other than cosmetic discoloration. Organic surface soil is recommended so plant life, grass and vegetation can grow above. Any landscaping needed after injection is customer responsibility, Proposal is only to address below grade issues.	1	\$2,500.00	\$2,500.00
Project photo		1	\$0.00	\$0.00
Project photo		1	\$0.00	\$0.00



575 Rudder Road | Suite 104 | Fenton, Missouri 63026
314-488-2993 | stlpolyjack@stlpolyjack.com |
www.stlpolyjack.com

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal	\$2,500.00
Total	\$2,500.00
Deposit collected	– \$426.00
Paid	– \$2,074.00
Invoice balance	\$0.00
Account balance	\$0.00

PAID

ESTIMATE

**Wildlife Command Center**

4089 Country Club Dr
Imperial, Missouri 63052

Phone: (719) 800-3691

Email: bobby@cancatchit.com

Web: www.wildlifecommandcenter.com

Lauren & Joseph McKenna

738 Peal Drive
St Louis, MO 63125

(314) 307-3985

Handwritten notes:
AD
H-7-21
- 2 #
dent

Estimate #

020622

Date

04/02/2021

Description	Quantity	Rate	Total
Crack and Crevice Sealing-Foundation/Mortar	180.0	\$3.99	\$718.20
Seal all cracks and gaps that offer entry from the outside that are 1/4" or larger around the foundation wrap and repairing mortar deterioration.			
Crack and Crevice Sealing- Upper	180.0	\$7.99	\$1,438.20
Seal all cracks and gaps that offer entry from the outside that are 1/4 inch or larger around windows, doors, siding junctions, and utility entrances. Clear, weather resistant, terpolymer sealant applied.			
Gable Vent - Medium	2.0	\$99.00	\$198.00
Install exterior wildlife proof screen using lathe screws and 1/4" screen.			
Steel Drip Edge	140.0	\$9.95	\$1,393.00
Install sheet metal drip edge to secure roof sheeting to fascia board and prevent future pest entry.			
Ridge Guard	100.0	\$12.15	\$1,215.00
Install wildlife proof, perforated steel, ridge vent guard over existing vents to ensure no pest entry.			
Chimney Cap - Custom	1.0	\$299.95	\$299.95
Assemble and Install new chimney cap over open flue. Requires custom order, band style chimney cap.			
Roof Vent Guard - 16" inch	1.0	\$125.00	\$125.00
Install 16" inch Wildlife Proof Roof Vent Guard to prevent further			

damage to the roof vent and wildlife entry.

Dryer Vent Cover- Steel	1.0	\$139.95	\$139.95
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Install external, hinged dryer vent cover to prevent entry. Includes cleanout of dryer duct.

Mouse Trapping Setup	1.0	\$99.99	\$99.99
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12 baited mouse traps will be initially placed strategically on the property. These will be left for the customer to remove, rebait, or move as desired.

Subtotal	\$5,627.29
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Total	\$5,627.29
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HIDDEN ACRES - TRUST FUND
AMEREN ELECTRIC DUSK TO DAWN LIGHTS
May 2026 to April 2027

\$ 80.00 Per Home

X 30 Homes

2400.00

\$197.75 Monthly payment. It changes and hasn't been more then 197.94.

X 12 Months

2,373.00

Please remit \$80.00 no later the May 31st. Checks made out to
Hidden Acres Trust Fund.

Drop off or mail to

Helen Zemaitis

3022 Hidden Acres Ct.

St. Louis, Mo. 63125

815-530-6257 Telephone #

[Handwritten signature]
5-6-26



GLADYS MANION
REAL ESTATE



738 Peal Drive | St. Louis, MO

Features & Updates

Exterior:

- Large, flat, fully fenced lot - room to play, garden and entertain
- Newly poured front porch
- New siding, roof, gutters, fascia, and downspouts
- New windows and doors throughout

Main Level:

- Open floor plan with spacious living areas
- New flooring
- Wood-burning fireplace
- Wonderful natural light throughout
- Freshly painted from top to bottom

Upstairs:

- Large primary bedroom with private ensuite bath
- Three additional good-sized bedrooms, each with generous closet space
- Bathroom remodeled
- Fresh new carpet throughout the second floor

Lower Level:

- Partially finished basement - flexible space for a rec room, home office, or gym - plus extra storage



GLADYS **MANION**
REAL ESTATE

90 Years
1936 - 2026

738 Pearl Drive | St. Louis, MO

Features & Updates (Continued)

- Electric updated
- HVAC and water heater 2017/2018
- Roof, gutters, downspouts, siding, fascia 2025/2026
- New porch
- Half of garage floor
- Kitchen counters and floor
- Flooring in kitchen, living room, family room, and dining room
- New carpet on stairs and upstairs
- Second floor bathroom remodeled
- Oven in kitchen
- Fresh paint throughout
- New windows and doors throughout
- Gazebo



Cortney McKenna

Mobile: 314.712.8667

Office: 314.721.4755

CortneyM@GladysManion.com





NEIGHBORHOOD GUIDE

Mehlville Area

St. Louis, Missouri • 63125

Presented by Cortney McKenna Real Estate

738 Peal Drive sits in an established South County neighborhood where quiet streets meet every day convenience. Residents enjoy hundreds of acres of parkland at Jefferson Barracks, excellent shopping and dining options, and quick highway access to all of St. Louis.

426

ACRES OF PARK MINUTES AWAY

9+ miles

OF PAVED TRAILS NEARBY

~15 minutes

TO DOWNTOWN ST. LOUIS

LOCATION HIGHLIGHTS

● Jefferson Barracks Park

426 acres with 9+ miles of paved trails, disc golf, archery & amphitheater concerts

● Mehlville Schools

Bierbaum Elementary, Margaret Buerkle Middle, and Mehlville High School

● Parks in Every Direction

Sulvan Springs, Cliff Cave & Bee Tree parks along the Mississippi River bluffs

● Highway Access

Easy on/off for I-255 and I-55... a commuter's dream location

● JB Pool & Rec Center

Community pool and recreation center just minutes from your door

● South County Center

Mall, big box stores, and restaurants just a stone's throw away

● Grant's Trail

8 miles of paved greenway for biking and walking, leading right to Grant's Farm

● History Next Door

Jefferson Barracks museums and National Cemetery right in the neighborhood

WHAT MAKES THIS NEIGHBORHOOD SPECIAL

Outdoors

426 acres of park, riverfront trails and greenways just minutes away.

Convenience

Excellent shopping, dining and grocery options nearby.

Community

Established streets, longterm residents, and pride of ownership.

Central Location

Quick access to I-255, I-55, and downtown St. Louis.

Cortney McKenna Real Estate



314.712.8667
CortneyMcGladysManion.com
cortney.mckenna