108 NORTH BEMISTON AVENUE

Clayton, Missouri























Ideally situated within walking distance of Downtown Clayton, this beautifully renovated 1920s home pairs timeless architecture with sophisticated modern living. Move-in ready and filled with natural light, it offers elegant interiors and seamless indoor-outdoor living. The gracious main level includes inviting living and dining rooms, plus a sunlit family room with custom built-ins, a limestone-surround gas fireplace, and a dramatic bay window overlooking the backyard. The well-appointed kitchen features walnut cabinetry, soapstone countertops, backsplash and island, an integrated Sub-Zero refrigerator and dishwasher, and an eight-burner Wolf range. Direct access leads to a private backyard retreat with a bluestone patio, Soake plunge pool, and enchanting garden—ideal for entertaining or relaxing. A detached two-car garage is conveniently accessible. Upstairs, the serene primary suite features a vaulted ceiling, an updated en-suite bathroom with handcrafted floor-to-ceiling tile, elegant lighting, skylight, and double vanities, plus a walk-in closet with a conveniently located washer and dryer. Two additional bedrooms and a beautifully updated hall bathroom complete the second floor. Blending classic character, superb craftsmanship, and modern convenience, this exceptional home offers a refined yet effortless lifestyle moments from Clayton's restaurants, boutiques, and vibrant downtown amenities.

GLADYS MANION
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GLADYS MANION REAL ESTATE | 90 Years 1936 - 2026

Feature Sheet

108 North Bemiston - Clayton

Asking Price: $1,775,000 | Year Built: 1921
Square Footage: Above Grade: 2,526 (Per Tax Records)
Property Tax: 2025: $12,307 | Property Size: 0.186 Acres (Per Tax Records)

MAIN LEVEL

Entry (20' x 7')

- Crown Molding
- Recessed Lighting
- Solid Wood Front Door with Glass Inlay
- Arched Opening to Living Room
- Coat Closet
- Terrazzo Floor
- Wood Floor

Living Room (22' x 13')

- Crown Molding
- Recessed Lighting
- Bay Window
- Motorized Window Shades
- Wood Burning Fireplace
- Wood Floor

Dining Room (15' x 13')

- Crown Molding
- Recessed Lighting
- Three-Tier Sculptural Chandelier
- Direct Access to Family Room and Kitchen
- Window Treatments
- Wood Floor

Kitchen (16' x 15')

- Recessed Lighting
- Soapstone Counters and Backsplash
- Walnut Cabinetry and Drawers
- Soapstone Island with Wrapped Metal Drawers and Cabinetry
- 8 Burner Wolf Range with Gridle, Grill and Exhaust Hood
- Porcelain Kohler Sink
- Farm-Style Kitchen Faucet
- Walnut Encased Sub-Zero Refrigerator/Freezer
- Walnut Encased Dishwasher
- Pantry
- Wood Floor

Purchasers are cautioned not to rely upon the information contained hereon but to verify all information to their own satisfaction before entering into contract to purchase.

Feature Sheet

108 North Bemiston - Clayton

MAIN LEVEL – CONTINUED

Family Room (25' x 16')

- Recessed Lighting
- Walnut Custom Cabinetry
- Gas Fireplace with Limestone Surround
- Mirror TV
- Oversized Bay Window Overlooking the Backyard
- Bay Window Seat
- Solar Programmable Blinds (Also Work with a Remote)
- Access to Patio, Soake Pool & Backyard
- Wood Floor

Powder Room

- Crown Molding
- Recessed Lighting
- Floating Custom Marble Sink
- Brass Faucet
- Toto Toilet
- Wood Floor

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GLADYS MANION REAL ESTATE | 90 Years 1936 - 2026

Feature Sheet

108 North Bemiston - Clayton

SECOND LEVEL – CONTINUED

Primary Bedroom (21' x 13')

- Partially Vaulted Ceiling Section
- Recessed Lighting
- Ceiling Fan
- Motorized Roman Shades
- Lennox Split System
- Wool Carpet

Primary En-Suite Bathroom

- Partially Vaulted Ceiling Section
- Skylight
- Recessed Lighting
- Two Walls of Floor-to-Ceiling Glazed Handcrafted Tile
- Oversized Seamless Glass-Enclosed Shower
- Toto Toilet with Integrated Bidet Shower
- Double Porcelain Bowl Vanity and Soft-Close Drawers
- Double Luxury Robern Medicine Cabinets
- Triple Wall-Mounted Sconced Lights
- Custom Built-In Cupboard with Drawers
- Heated Floor (Thermostat Located in Bathroom)

Primary Walk-In Closet

- Custom Closet System
- Stackable Washer/Dryer
- Recessed Lighting
- Natural Light
- Heated Terrazzo Floor (Thermostat Located in Closet)

Bedroom 2 (13' x 12')

- Crown Molding
- Ceiling Fan
- Roman Blinds
- Wood Floor

Bedroom 3 (13' x 11')

- Crown Molding
- Ceiling Fan
- Roman Blinds
- Wood Floor

Second Full Bathroom (9' x 6')

- Skylight
- Marble Vanity
- Wall-Mounted Mirror
- Waterworks Faucet
- Tiled Tub/Shower
- Toto Toilet
- Heated Tile Floor

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GLADYS MANION REAL ESTATE | 90 Years 1936 - 2026

Feature Sheet

108 North Bemiston - Clayton

ADDITIONAL FEATURES

- All Bathrooms and Kitchen Remodeled in 2023
- New Exterior Doors
- New Interior Doors
- Invisible Ceiling Speakers in Family Room, Kitchen, Dining Room, Living Room, and Primary Bedroom
- New Windows
- Bluestone Patio/Terrace
- Custom Soake Pool/Hot Tub
- Landscaped Gardens
- Landscape Lighting
- Detached 2-Car Garage

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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
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Form # 2091 01/26

SELLER'S DISCLOSURE STATEMENT

Property Address : 108 N. BEMISTON AVE

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.**	☐	☒	☐

UNK=Unknown

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:
Radiator pipes are wrapped in what is presumed to be asbestos.

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

27 Contact Name | Phone #

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): _____
☐ Dwelling exterior maintenance covered by Assessment: _____

UNK=Unknown

	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: Shared driveway, but no agreement.

UTILITIES

	Services	Current Provider	Phone #		Avg Monthly Cost
41	Propane	—		☐ Owned ☐ Leased	
42	Gas	SPIRE			
43	Electric	AMEREN			
44	Water	MO AMERICAN			
45	Sewer	MSD			
46	Trash	REPUBLIC			
47	Recycle	" "			
48	Internet	SPECTRUM			
49	Phone	—			

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:

50 Zone 1: Age ? 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 ? Brand ☒ Central Electric ☐ Central Gas ☐ Window/Wall (# of Units: 2) ☐ Other

55 Zone 2: Age 2026 Brand LENNOX ☐ Central Electric ☐ Central Gas ☒ Window/Wall (# of Units: 1) ☐ 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:** GLOSEMEYER PERFORMS PERIODIC SERVICE. Lennox is a split unit in primary bedroom.

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

FIREPLACE(S)

		YES	NO	UNK
61	Location 1: Room: LIVING ROOM Functional and properly vented? Type: ☒ Wood Burning ☐ Gas Logs ☐ Natural Gas ☐ Propane ☐ UNK	☒	☐	☐
62	Location 2: Room: FAMILY 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: 3 Location: BSMT Tank Size: 50 ☒ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other

68 Water Heater 2: Age: Location: Tank Size: ☐ Gas ☐ Electric ☐ Propane ☐ Tankless ☐ Other

UNK=Unknown

		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. 2026	☒	☐	☐
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 :
Lead from the street to the house was replaced with copper in 2025.

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 200 Brand SQUARE D ☒ Circuit Breakers ☐ Fuses ☐ Other

86 Panel 2: Amps 200 Brand EATON ☒ 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 ☐ UNK ☐ Other

90 Panel 3: ☐ Copper ☐ Aluminum ☐ UNK ☐ 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: 1921 . Seller has occupied property from 5/23 to TODAY .

96 List all significant additions, modifications, renovations, & alterations to the property during your ownership below:
Gut renovated kitchen and all bathrooms. Updated electrical and plumbing, lined fireplace + installed gas fireplace. New windows (80%) and doors, built in cabinetry, new patio + Soake pool/sauna. New Hardie on garage. Whole house security/sound/AV system.

	YES	NO	UNK
97 Were required permits obtained for the work described above?	☒	☐	☐
98 Please explain any "No" answers you gave in this section:			

UNK=Unknown

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: Typical cracks in foundation walls, basement and garage floors for a 105 year old home. See attached report 3/9/22.

	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: Sump pit and pump were installed in basement by previous owner. Minimal water comes into basement on rare occasions.

	ROOF, GUTTERS AND DOWNSPOUTS	YES	NO	UNK
113	What is the approximate age of the roof? 10 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:

	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: Rottler services the property on a monthly basis.

	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:

UNK=Unknown

	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: Shared driveway with neighbor. The improvements made in the back yard in 2023 are not shown on the survey			

	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. CLAIM - 1/17/24. Water line froze and broke causing water damage on the first floor.			

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 3	☒ Gas	☐ Electric
141	Oven	☒ N/A	Age	☐ Gas	☐ Electric
142	Cooktop	☒ N/A	Age	☐ Gas	☐ Electric
143	Outdoor Grill	☐ N/A	Age 3	☐ Gas	☒ Electric
144	Dryer Hookup	☐ N/A		☐ Gas	☒ Electric
145	Built in Microwave	☒ N/A	Age		
146	Built in Refrigerator	☐ N/A	Age 3		
147	Dishwasher	☐ N/A	Age 3		
148	Garbage Disposal	☐ N/A	Age 3		
149	Trash Compactor	☒ N/A	Age		
150	Electric Pet Fence	☒ N/A	# of collars		
151	Gas Powered Exterior Lights	☐ N/A	# of lights 2		
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: 1 dog. 1 original dining room window is inoperable.			

UNK=Unknown

ADDITIONAL COMMENTS

Basement sink is not connected.

Seller attaches the following document(s): BPO Report dated 3/9/22. Survey dated 5/31/22. Survey does not include all improvements. Insurance paperwork (4 pages)

SELLER'S ACKNOWLEDGEMENT:

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

SELLER SIGNATURE	DATE	SELLER SIGNATURE	DATE
[signature]	10/20/22		
RANDY LIPTON			
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	

108 N. Bemiston March 9, 2022

BPG Buyers Protection Group

At your request, I made a visual inspection of the subject dwelling on this date. The age of the building is approximately 101 years old. The house is a 2-story residential construction typical for the age of the property. The house faces west, for the purpose of this report. This is a visual inspection only of the visible poured in place basement concrete foundation of the house. This report is based on existing conditions reviewed March 9, 2022.

PURPOSE

The purpose of this inspection was to perform limited visual, on-site observations of the visual portion of the basement foundation system. Specifically the north foundation wall that was epoxy injected approximately 22 years ago as a foundation repair to the series of cracks from lateral wall pressure.

This report is provided to you with the purpose of transmitting in writing our opinions of the general condition of the property at reasonable cost. It is not the purpose of this report or inspection to uncover every deficiency.

We will provide you with our best judgments, based upon our opinions developed from our years of experience, what was seen at the time of the inspection and any verbal information given at the time of the inspection. Obviously there may be others who do not agree with our opinion.

The scope of this inspection was limited to observations of only the visible structural components of the house readily visible without moving or removing any item causing visual obstruction of the structural components. Opinions rendered were based strictly on the knowledge and experience of this inspector. The photographs are an example of the condition described and may not show the entire or all occurrences of the same condition.

OBSERVATIONS

A 4'x7' section of dry wall was removed from the finished wall of the center north foundation wall to allow viewing of the past epoxy injection and wall movement. The north foundation has a series of vertical, horizontal and diagonal wall cracks that have been epoxy injected as disclosed 22 year ago. The wall has 1 ¼ -1 ½ inch bow from lateral wall pressure.







CONCLUSIONS, RECOMMENDATIONS, AND OPINIONS

Poured in Place Basement Concrete Foundation:
The hairline cracks in this older type of epoxy patch are minimal and not uncommon. The 1 ¼- 1 ½" of movement is within an acceptable range in our opinion relative to the age of the residence, the improved exterior drainage conditions and the post sump water management system that has been completed.

It is my professional opinion since the work was completed 22 years ago, and there are no significant signs of continued wall movement no repairs are required at this time.

CLOSING

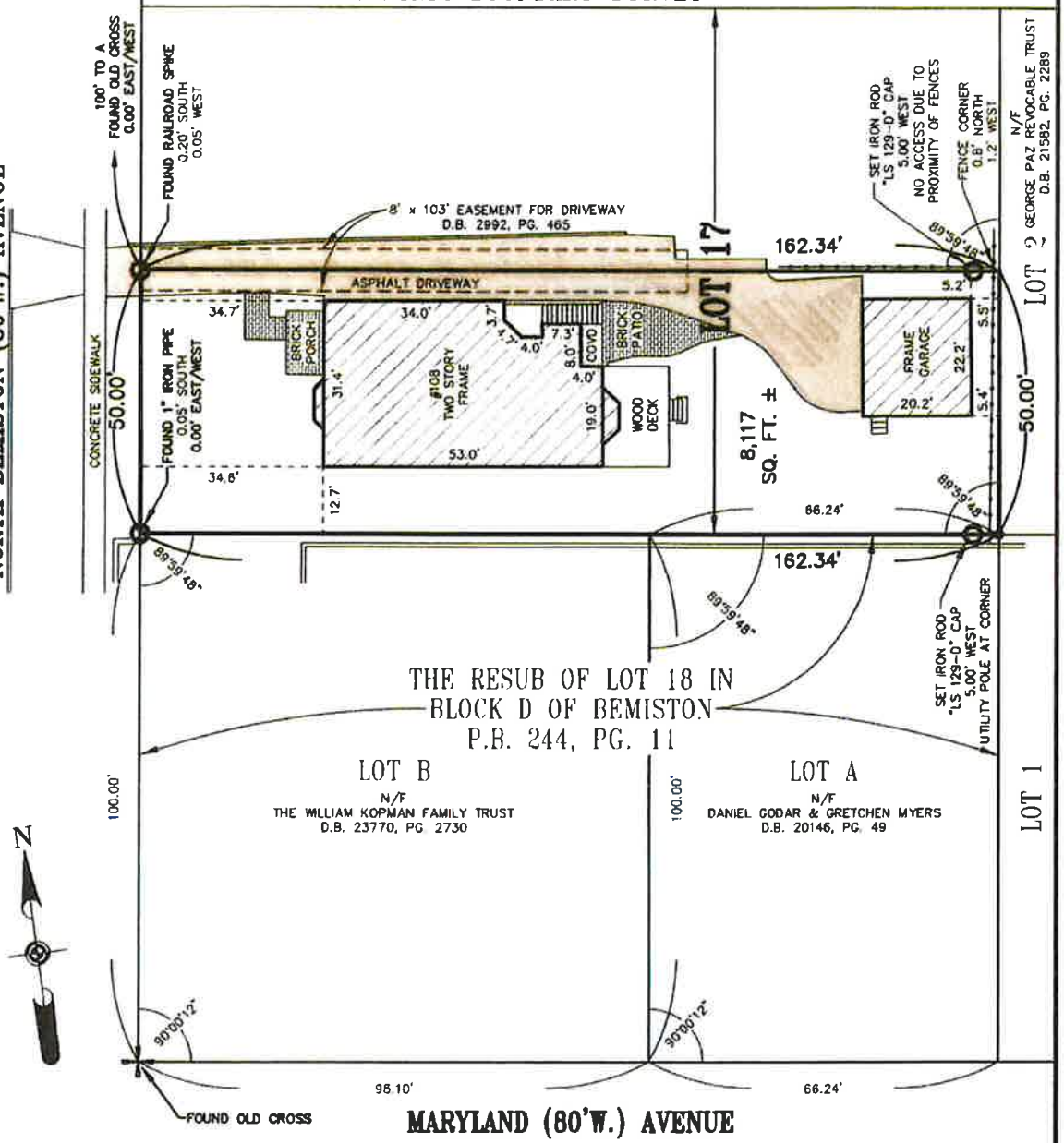
Information in this report is based on a limited visual examination and the inspector's professional experience and knowledge. It blends observations with inferences and opinions. This information can help you understand the risks of owning this property, but it cannot eliminate those risks, nor can it specifically predict future performance.
Opinions, even among experts, can vary and at some point, you may be given advice that disagrees with information in this report. i.e. carbon fiber and/or stiff-back/tie-backs with guarantee. If this happens, remember that contractors / firms are not equally competent and, in some cases, are more interested in making a sale than in responsibly diagnosing a problem and providing an economical solution. If you have any questions, please call. We remain, as always, your best source for impartial advice.

If there are any items of concern not covered in this report, please call this office. This report is intended for the client's use and their use only.

Thomas J. Heyl
ASHI #9926

- 25+ Yrs. of Home & Commercial Inspections
- 10+ Yrs. Custom Homes & Remodeling
- Over 10,000 Inspections

PROPERTY BOUNDARY SURVEY



SHEET 2 OF 2

Westcor Land Title Insurance Company; File Number: 730985, Dated: May 9, 2022
ITEM 8: Easement for Driveway in Book 2992, Page 465 (Along the Northerly property line as shown)

This is to certify that we, **James Surveying Company**, at the request of **Randall M. Lipton Revocable Trust and Investors Title Company**, we have, on the **27th day of May, 2022**, to the best of our ability and judgment, executed a Property Boundary Survey in accordance with the "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture, Division of Geology and Land Survey, on **the South 1/2 of Lot 17 in Block D OF BEMISTON, according to the plat thereof recorded in Plat Book 3, Page 84 of the St. Louis County Records in St. Louis County, Missouri**, and that this Survey reflects all visible improvements, including fences and Easements, as depicted on the Record Plat and on the above mentioned Title Commitment. The subject property is an URBAN property as defined in said Standards. The Building Lines and Easements, unless otherwise referenced, are taken from the Record Plat, the current Zoning Set Backs may not be shown.
This Boundary Survey is non-transferable.

5/31/2022

STATE OF MISSOURI
LEO J. KLUTHO
No. [illegible]
PLS-2005019212
PROFESSIONAL LAND SURVEYOR

LEO J. KLUTHO
Professional Land Surveyor
In Responsible Charge
MISSOURI REGISTRATION NUMBER: PLS-2005019212

JAMES SURVEYING COMPANY

GRAPHIC SCALE 1" = 20'

Surveyed by:	J. Torrance
Drafted by:	L. Klutho
Dated:	May 31, 2022
Revised:	-
Survey Number:	214575
Project:	Property Boundary Survey: 108 North Bemiston Avenue, Clayton, MO 63105

10811 BIG BEND BOULEVARD; KIRKWOOD, MO 63122; PHONE: (314) 822-1006; FAX: (314) 822-0006
ORIGINAL CERTIFICATE/LICENSE NUMBER 000129

1 of 4

Norbert Markway Construction Company, Inc.

3223 Sutton Blvd.
St. Louis, Missouri 63143
Phone: (314) 645-4226

Client Name: Randy Lipton
Project Address: 108 North Bemison, Clayton, MO 63105

PAYMENT APPLICATION

APPLICATION NUMBER: 1 (Final)
APPLICATION DATE: 3/8/2024

Project: Misc. Repairs

A	B	C	D	E	F	G
ITEM NO.	DESCRIPTION OF WORK/MATERIALS	CONTRACT ESTIMATED VALUE	WORK COMPLETED PREVIOUS BILLINGS	WORK COMPLETED THIS PERIOD	TOTAL COMPLETED	BALANCE TO FINISH
	Carpentry/Labor (Markway Construction)	$ 8,616.09	$ -	$ 8,616.09	$ 8,616.09	$ -
	Materials (Markway Construction)	$ 325.79	$ -	$ 325.79	$ 325.79	$ -
	Insulation (Goley Insulation)	$ 1,395.00	$ -	$ 1,395.00	$ 1,395.00	$ -
	Electric (Streib Electric)	$ 1,140.53	$ -	$ 1,140.53	$ 1,140.53	$ -
	Plumbing (OJ Laughlin Plumbing)	$ 3,494.11	$ -	$ 3,494.00	$ 3,494.00	$ -
	Drywall/Taping (Deters Drywall)	$ 2,620.00	$ -	$ 2,620.00	$ 2,620.00	$ -
	Tile and Stone (Westport Tile and Stone)	$ 466.00	$ -	$ 466.00	$ 466.00	$ -
	Paint (Kleine Painting)	$ 2,753.00	$ -	$ 2,753.00	$ 2,753.00	$ -
	Hardwood Flooring (Prestige Hardwood)	$ 3,645.00	$ -	$ 3,645.00	$ 3,645.00	$ -
	After Project Cleaning (St. Louis Cleaning)	$ 2,500.00	$ -	$ 2,500.00	$ 2,500.00	$ -
	Sub-Total	$ 26,955.52	$ -	$ 26,955.41	$ 26,955.41	$ -
	Overhead	$ 2,695.55	$ -	$ 2,695.55	$ 2,695.55	$ -
	Profit	$ 2,965.11	$ -	$ 2,965.11	$ 2,965.11	$ -
	(Credits)	$ -	$ -	$ -	$ -	$ -
	Total	$ 32,616.18	$ -	$ 32,616.07	$ 32,616.07	$ -

Total Amount Due: $32,616.07

St. Louis Cleaning and Restoration

10550 Kahlmeyer Dr
Saint Louis, MO 63132 US
314-428-3600

INVOICE

BILL TO
Randy Lipton
108 North Bemiston Avenue
St. Louis, MO 63105

SERVICE ADDRESS
108 North Bemiston Avenue

INVOICE	24100
DATE	02/06/2024
TERMS	Net 14
DUE DATE	02/20/2024

DATE	DESCRIPTION	AMOUNT
01/17/2024	Water Restoration Service	5,248.47

Thanks for choosing St. Louis Cleaning and Restoration!

BALANCE DUE **$5,248.47**

3% surcharge added if paying by credit card

Fusion Media Systems
1254 Hanley Ind. Ct.
Brentwood MO 63144
314-395-8888

cindy@fusionmediasystems.net

Request for Payment

Bill to:

Randy Lipton
108 N Bemiston Ave.
Clayton MO 63105

Invoice #	Terms	Date
RFP8971	Due on receipt	1/25/2024

Description	Current Payment Request...
Speaker replacement proposal with water sensors	7,774.50
S/T or S/C (Sales Tax)	0.00
If paying on line please double clink link below: https://www.payerexpress.com/ebp/fusionmedia	If paying by check please make check out to: Fusion Media Systems 1254 Hanley Ind. Ct. Brentwood MO 63144
	Current Payment Requested **$7,774.50**

STUDIO SWEET-SCHULER

Invoice

Randy Lipton
108 N. Bemiston Ave
St. Louis, MO 63105

Invoice #: 300514
Invoice Date: 1/29/2024
Proposal #: 100213

Project: LIPTON
Replacement ceiling fixtures

Quantity	Unit	Item #	Description	Unit Price	Total Price
			Kitchen		
2.00	Each	008-A	Replacement ceiling fixtures Kitchen flush mount lights Visual Comfort/Tech Lighting Entra 3" Cylinder, flush mount (no backplate/canopy) Finish: black with black reflector	350.00	700.00 T
				Sub Total:	700.00
				Sales Tax:	64.67
				Total:	764.67
				Payment Applied:	764.67
				Balance Due:	0.00
				Currency:	USD

Balance is due within thirty (30) days of the invoice date.

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 # 2180 01/20

POOL/SPA/POND/LAKE ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

(It should be understood that the preamble to the Seller's Disclosure applies to this Addendum)

To be completed by **SELLER** concerning 108 N. BEMISTON AVE. (Property Address)

Note: Potential buyers should be aware that the current owner may not use the pool/spa/pond/lake to its full capacity, if at all. If one of these is being underutilized, it may falsely appear to be problem free. If it is more heavily utilized, problems may surface that were previously now known or detectable. These problems may not be discovered by a pool/spa/pond/lake inspection.

POOL

(A) General Information: (Give closest approximation that is known)

(1) Age 4 (2) Shape _____ (3) Size (length x width) 10'x6' (4) Depth 5' (5) Volume (gallons) 2,200

(6) Type:

Above ground (please check the following that apply) ☐ Vinyl liner ☐ Other _____

In ground (please check the following that apply) ☒ Concrete ☐ Stainless ☐ Gunite ☐ Fiberglass ☐ Vinyl liner ☐ Other CERAMIC TILE INTERIOR

(7) Pool Builder SOAKE POOL

(8) Type of chemical sanitizer ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☒ Saltwater ☐ Other _____

(9) Pool service provider MIDWEST POOL Last serviced EVERY WEEK (date)

(10) Last opened by NEVER CLOSES Last closed by _____

(11) Age of heater 4 Heating source _____ (12) Age of pump 4

(13) Age of filter 4 Type of filter ☐ Sand ☐ DE ☐ Other _____

Additional comments/information:

IT IS A PLUNGE POOL THAT WE USE AS A HOT TUB (104°) IN THE WINTER & A REGULAR POOL IN THE SUMMER

(B) Visual Components: Specify if any repairs have been performed during your ownership on the visual components (including, but not limited to the following):

Tile and grouting, coping, interior finish, caulking/expansion joints and deck

NONE

(C) Deck Equipment: Specify if any repairs have been performed during your ownership on the deck equipment (including, but not limited to the following):

Skimmer(s), ladder(s), handrails, main deck surface, anchors, inlets/fittings, lights/GFI, ropes, diving board and covers

NONE

(D) Mechanical Equipment: Specify if any repairs have been performed during your ownership on the mechanical equipment (including, but not limited to the following):

NONE

(E) Leaks and/or Defects:

(1) Are you aware of any leaks in the pool or pool components ☐ Yes ☒ No

(2) Are you aware of any defects relating to the pool or to any of the pool components ☐ Yes ☒ No

Explain any "Yes" answers in this section:

SPA

General Information: (Give closest approximation that is known)

(1) Age _____ (2) Volume (gallons) _____ (3) Manufacturer _____ (4) Construction _____

(5) Type of chemical sanitizer ☐ Chlorine ☐ Copper/Silver Ionizer ☐ Bacquacil ☐ Ozonator ☐ Other _____

(6) Spa service provider _____ Last serviced _____ (date)

(7) Age of heater _____ Heat Source _____

(8) Age of pump _____ (9) Age of filter _____ (10) Number of jets _____

(11) Specify if any repairs have been performed during your ownership on spa equipment (including, but not limited to the items above) _____

(12) Are you aware of any defects ☐ Yes ☐ No If Yes, please explain _____

PONDS and LAKES

General Information: (Give the closest approximation that is known)

(1) Number of Ponds/Lakes _____ (2) Age _____ (3) Depth _____ (4) Size (e.g. gallons, acreage) _____

(5) Type ☐ Natural ☐ Artificial

(6) Construction ☐ Concrete ☐ Plastic ☐ Other _____

(7) Water source _____

(8) Does any sewage run into the Pond/Lake ☐ Yes ☐ No

(9) Is the Pond/Lake shared ☐ Yes ☐ No

(10) Is the Pond/Lake stocked ☐ Yes ☐ No

(11) Pond service provider _____ Last serviced _____ (date)

(12) If heated, age of heater _____ Heat Source _____

(13) Is there a pump ☐ Yes ☐ No Age of pump _____

(14) Have any chemicals been added ☐ Yes ☐ No

(15) Is there a filtration system ☐ Yes ☐ No Age of filter _____

(16) Is there an overflow system ☐ Yes ☐ No

(17) If there is an overflow system, does overflow run onto adjoining properties ☐ Yes ☐ No

(18) Are there any leaks ☐ Yes ☐ No

(19) Is there a fountain(s) ☐ Yes ☐ No

(20) Have any repairs been performed during your ownership on the Pond/Lake or any component of the Pond/Lake ☐ Yes ☐ No

(21) Are you aware of any defects ☐ Yes ☐ No

Explanation of any "Yes" answers (8-10, 14-18, 20 and 21 above):

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

SELLER SIGNATURE DATE	SELLER SIGNATURE DATE
RANDY LIPTON	
Seller Printed Name	Seller Printed Name

BUYER'S ACKNOWLEDGEMENT Buyer acknowledges having received and read this Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement. Buyer understands that the information in this addendum is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in this Pool/Spa/Pond/Lake Addendum to Sellers 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

dotloop signature verification: dtlp.us/YnvR-j8Ob-InIn

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

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Form # 2049 07/25

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

PROPERTY: 108 N. BEMISTON AVE

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):

- [x] 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):
- [x] 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)

_____ 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.)

JF 10/21/26 4:25 PM CDT dotloop verified

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	SELLER SIGNATURE DATE
Buyer Printed Name	Seller Printed Name: RANDY LIATON
BUYER SIGNATURE DATE	SELLER SIGNATURE DATE
Buyer Printed Name	Seller Printed Name
BUYER'S AGENT SIGNATURE DATE	Juli-Ann Felsher dotloop verified 10/21/26 4:25 PM CDT G7BQ-QGKF-15LO-IYH8 DATE
Buyer's Agent Printed Name	Juli-Ann Felsher Listing Agent Printed Name

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