



SELLER'S DISCLOSURE AND
CONDITION OF PROPERTY ADDENDUM
(Residential)

SELLER: Craig K. Andrews

PROPERTY: 12910 E. 45 HWY 40 INDEPENDENCE, MO 64055

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects known to SELLER in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

2. NOTICE TO BUYER.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

3. OCCUPANCY.

Approximate age of Property? 60 years How long have you owned? 60 years
Does SELLER currently occupy the Property? Yes ☒ No ☐
If "No", how long has it been since SELLER occupied the Property? years/months

4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- a. Any fill or expansive soil on the Property? Yes ☐ No ☒
- b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes ☐ No ☒
- c. The Property or any portion thereof being located in a flood zone, wetlands area or proposed to be located in such as designated by FEMA which requires flood insurance? Yes ☐ No ☒
- d. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
- e. Any flood insurance premiums that you pay? Yes ☐ No ☒
- f. Any need for flood insurance on the Property? Yes ☐ No ☒
- g. Any boundaries of the Property being marked in any way? Yes ☐ No ☒
- h. The Property having had a stake survey? Yes ☐ No ☒
- i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes ☐ No ☒
- j. Any fencing on the Property? Yes ☐ No ☒
If "Yes", does fencing belong to the Property? N/A ☒ Yes ☐ No ☐
- k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☐ No ☒
- l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes ☐ No ☒
- m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: _____

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5. ROOF.

- a. Approximate Age: 14 years ☐ Unknown Type: 30 Year Timberline
- b. Have there been any problems with the roof, flashing or rain gutters? Yes ☒ No ☒
If "Yes", what was the date of the occurrence? _____
- c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☒ No ☒
Date of and company performing such repairs _____
- d. Has there been any roof replacement? Yes ☒ No ☒
If "Yes", was it: ☒ Complete or ☐ Partial
- e. What is the number of layers currently in place? 1 layers or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

Roof replaced when ceiling leaks observed.
Gutter replaced after storm ice damage.
Ceiling panels not replaced after staining.

6. INFESTATION. ARE YOU AWARE OF:

- a. Any termites, wood destroying insects, or other pests on the Property? Yes ☐ No ☒
- b. Any damage to the Property by termites, wood destroying insects or other pests? Yes ☐ No ☒
- c. Any termite, wood destroying insects or other pest control treatments on the Property in the last five (5) years? Yes ☒ No ☐
If "Yes", list company, when and where treated 2012, sale place, Kimak Pest Management
- d. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? Yes ☐ No ☒
If "Yes", the annual cost of service renewal is \$ _____ and the time remaining on the service contract is _____
(Check one) ☐ The treatment system stays with the Property or ☐ the treatment system is subject to removal by the treatment company if annual service fee is not paid.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

Treatment and examination from 2010 to 2012.

7. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.

ARE YOU AWARE OF:

- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes ☒ No ☐
- b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes ☒ No ☐
- c. Any corrective action taken including, but not limited to piling or bracing? Yes ☒ No ☐
- d. Any water leakage or dampness in the house, crawl space or basement? Yes ☒ No ☐
- e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes ☐ No ☒
- f. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☒ No ☐
- g. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? Yes ☐ No ☒
Date of any repairs, inspection(s) or cleaning? _____
Date of last use? _____
- h. Does the Property have a sump pump? Yes ☐ No ☒
If "Yes", location: _____
- i. Any repairs or other attempts to control the cause or effect of any problem described above? .. Yes ☒ No ☐

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

Bracing and casting of basement walls 1993.
Patio uneven. Attempted mudjacking of patio to level surface.

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8. ADDITIONS AND/OR REMODELING.

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes ☒ No ☐
If "Yes", explain in detail: Removal and flooring over of stair
access to basement in kitchen in 1967.
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? N/A ☐ Yes ☒ No ☐
If "No", explain in detail: _____

9. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern
If well water, state type _____ depth _____
diameter _____ age _____
- b. If the drinking water source is a well, when was the water last checked for safety and what was the result of the test? _____
- c. Is there a water softener on the Property? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- d. Is there a water purifier system? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- e. What type of sewage system serves the Property? ☒ Public Sewer ☐ Private Sewer
☐ Septic System ☐ Cesspool ☐ Lagoon ☐ Other _____
- f. The location of the sewer line clean out trap is: N.E. corner of property
- g. Is there a sewage pump on the septic system? N/A ☒ Yes ☐ No ☐
- h. Is there a grinder pump system? Yes ☐ No ☒
- i. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? _____ By whom? _____
- j. Is there a sprinkler system? Yes ☐ No ☒
Does sprinkler system cover full yard and landscaped areas? N/A ☒ Yes ☐ No ☐
If "No", explain in detail: _____
- k. Are you aware of any leaks, backups, or other problems relating to any of the, plumbing, water, and sewage related systems? Yes ☐ No ☒
- l. Type of plumbing material currently used in the Property:
☐ Copper ☐ Galvanized ☒ Other PVC
The location of the main water shut-off is: _____
- m. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A ☒ Yes ☐ No ☐

If your answer to (k) in this section is "Yes", explain in detail or attach available documentation: _____

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10. HEATING AND AIR CONDITIONING.

a. Does the Property have air conditioning? Yes ☒ No ☐

☒ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)

Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

1. 30 Years ✓ exterior 07/30/16 Sears Home Services

2.

b. Does the Property have heating systems? Yes ☒ No ☐

☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Heat Pump ☐ Propane

☐ Fuel Tank ☐ Other

Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

1. 30 Years ✓ basement 05/19/05 Sears Home Services

2.

c. Are there rooms without heat or air conditioning? Yes ☐ No ☒

If "Yes", which room(s)?

d. Does the Property have a water heater? Yes ☒ No ☐

☒ Electric ☒ Gas ☐ Solar ☐ Tankless

Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?

1. 2 Years ✓ basement 40 G 12/18/14 CTC Mechanical

2.

e. Are you aware of any problems regarding these items? Yes ☒ No ☐

If "Yes", explain in detail: Old compressor on A/C outside unit may trip breaker occasionally. Evaporator coil on inside unit may be clogged and preventing adequate air flow.

11. ELECTRICAL SYSTEM.

a. Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown

b. Type of electrical panel(s): ☒ Breaker ☐ Fuse

Location of electrical panel(s): Basement, garage.

Size of electrical panel (total amps), if known:

c. Are you aware of any problem with the electrical system? Yes ☐ No ☒

If "Yes", explain in detail: Several wall outlets in LR + PR were either not upgraded to polarized in 1967 remodel, or cut off due to remodeling of windows later. Unknown hallway switches (one for the fan).

12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

a. Any underground tanks on the Property? Yes ☐ No ☒

b. Any landfill on the Property? Yes ☐ No ☒

c. Any toxic substances on the Property, (e.g. tires, batteries, etc.)? Yes ☐ No ☒

d. Any testing for any of the above-listed items on the Property? Yes ☐ No ☒

e. Any professional testing/mitigation for radon on the Property? Yes ☐ No ☒

f. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒

g. Any other environmental issues? Yes ☒ No ☐

h. Any methamphetamine or controlled substances ever being used or manufactured on the Property? Yes ☐ No ☒

(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been present on or in the Property.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation:

MISSOURI home test for radon at level 7.

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13. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

- a. Any current/pending bonds, assessments, or special taxes that apply to Property? Yes ☐ No ☒
If "Yes", what is the amount? \$ _____
- b. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes ☐ No ☒
- c. Any defect, damage, proposed change or problem with any common elements or common areas? Yes ☐ No ☒
- d. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
- e. Any streets that are privately owned? Yes ☐ No ☒
- f. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? Yes ☐ No ☒
- g. The Property being subject to tax abatement? Yes ☐ No ☒
- h. The Property being subject to a right of first refusal? Yes ☐ No ☒
If "Yes", number of days required for notice: _____
- i. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes ☒ No ☐
- j. Any violations of such covenants and restrictions? N/A ☐ Yes ☐ No ☒
- k. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? N/A ☒ Yes ☐ No ☐
If "Yes", what is the amount? \$ _____

Homeowner's Association dues are paid in full until _____ in the amount of \$ _____ payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to _____ and such includes: _____

Homeowner's Association/Management Company contact name, phone number, website, or email address: _____

If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other documentation: No change from residential use without approval from neighboring properties.

14. PREVIOUS INSPECTION REPORTS.

- Has Property been inspected in the last twelve (12) months? Yes ☐ No ☒
If "Yes", a copy of inspection report(s) are available upon request.

15. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any of the following? Yes ☐ No ☒
☐ Party walls ☐ Common areas ☐ Easement Driveways
- b. Any fire damage to the Property? Yes ☐ No ☒
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☐ No ☒
- d. Any violations of laws or regulations affecting the Property? Yes ☐ No ☒
- e. Any other conditions that may materially affect the value or desirability of the Property? Yes ☒ No ☐
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Yes ☐ No ☒
- g. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☒
- h. Missing keys for any exterior doors, including garage doors to the Property? Yes ☐ No ☒
List locks without keys _____
- i. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- j. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- k. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒

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- i. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
 m. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
 n. Any added insulation since you have owned the Property? Yes ☒ No ☐
 o. Having replaced any appliances that remain with the Property in the
 past five (5) years? Yes ☒ No ☐
 p. Any transferable warranties on the Property or any of it
 components? Yes ☐ No ☒
 q. Having made any insurance or other claims pertaining to the Property
 in the past five (5) years? Yes ☒ No ☐
 If "Yes", were repairs from claim(s) completed? N/A ☐ Yes ☒ No ☐
 r. Any use of synthetic stucco on the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail: 1 of 2 fluorescent fixtures in garage inoperable, plumber access panel in MB closet not repaired, vinyl bathroom tiles curling up, sewer vent pipe in BR damaged, basement windows pinned or blocked.

16. UTILITIES. Identify the name and phone number for utilities listed below.

Electric Company Name: CITY OF INDEP. Phone # 816-325-7930
 Gas Company Name: MO GAS ENERGY Phone # 800-582-7234
 Water Company Name: CITY OF INDEP. Phone # 816-325-7930

17. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1a and 1b of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1a and/or 1b, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

Bathroom mirrors	Lighting and light fixtures	Shelving, racks and towel bars
Fences	Mounted entertainment brackets	(if attached)
Fireplace grates, screens and/or	Other mirrors (if attached)	Storm windows, doors & screens
glass doors (if attached)	Plumbing equipment and fixtures	Window blinds, curtains, coverings
Floor coverings (if attached)		and mounting components

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- 290 Fill in all blanks using one of the abbreviations listed below.
 291 "OS" = Operating and Staying with the Property (any item that is performing its intended function).
 292 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
 293 Condition.
 294 "NA" = Not applicable (any item not present).
 295 "NS" = Not staying with the Property (item should be identified as "NS" below.)
 296
 297

298 NA Air Conditioning Window Units, # 0
 299 OS Air Conditioning Central System
 300 OS Attic Fan
 301 NA Ceiling Fan(s), # 0
 302 OS Central Vac and Attachments
 303 OS Doorbell
 304 OS Electric Air Cleaner or Purifier
 305 OS Exhaust Fan(s) - Baths
 306 NA Fences - Invisible & Controls
 307 Fireplace(s), # 0
 308 Location #1 _____ Location #2 _____
 309 _____ Chimney _____ Chimney
 310 _____ Gas Logs _____ Gas Logs
 311 _____ Gas Starter _____ Gas Starter
 312 _____ Heat Re-circulator _____ Heat Re-circulator
 313 _____ Insert _____ Insert
 314 _____ Wood Burning Stove _____ Wood Burning Stove
 315 _____ Other _____ Other
 316 NA Fountain(s)
 317 OS Furnace/Heat Pump/Other Htg System
 318 NA Garage Door Keyless Entry
 319 OS Garage Door Opener(s), # 1
 320 OS Garage Door Transmitter(s), # 2
 321 NA Gas Yard Light
 322 NA Humidifier
 323 NA Intercom
 324 NA Jetted Tub
 325 KITCHEN APPLIANCES
 326 Cooking Unit
 327 OS Cooktop ☒ Elec. _____ Gas
 328 OS Microwave Oven
 329 OS Oven
 330 ☒ Elec. _____ Gas _____ Convection
 331 OS Stove/Range
 332 ☒ Elec. _____ Gas _____ Convection
 333 NA Dishwasher
 334 NA Disposal
 335 NA Freezer
 336 Location _____
 337 NA Icemaker
 338 OS Refrigerator (#1)
 339 Location Kitchen
 340 NA Refrigerator (#2)
 341 Location _____
 342 NA Trash Compactor

OS Laundry - Washer
EX Laundry - Dryer
☒ Elec. _____ Gas
 MOUNTED ENTERTAINMENT EQUIPMENT
NA Item #1 _____
 Location _____
NA Item #2 _____
 Location _____
NA Item #3 _____
 Location _____
NA Item #4 _____
 Location _____
NA Outside Cooking Unit
NA Propane Tank
 _____ Owned _____ Leased
NA Security System
 _____ Owned _____ Leased
OS Smoke/Fire Detector(s), # 2
NA Spa/Hot Tub
NA Spa/Sauna
NA Spa Equipment
NA Sprinkler System Auto Timer
NA Sprinkler System Back Flow Valve
NA Sprinkler System (Components & Controls)
NA Statuary/Yard Art
NA Sump Pump
NA Swimming Pool
NA Swimming Pool Heater
NA Swimming Pool Equipment
NA TV Antenna/Receiver/Satellite Dish
 _____ Owned _____ Leased
NA Water Softener and/or Purifier
 _____ Owned _____ Leased
OS Other swing set
OS Other portable dehumidifier
OS Other microwave oven
OS Other kitchen exhaust hood
OS Other front security light
EX Other back security light
EX Other wood deck
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____

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Disclose any material information and describe any significant repairs, improvements or alterations to the Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports, invoices, notices or other documents describing or referring to the matters revealed herein:

The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and salespeople. SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # of pages).

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

Tracy K. Andrews 08/16/16
SELLER DATE SELLER DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have Property examined by professional inspectors.
4. I acknowledge neither SELLER nor Broker is an expert at detecting or repairing physical defects in Property.
5. I specifically represent there are no important representations concerning the condition or value of Property made by SELLER or Broker on which I am relying except as may be fully set forth in writing and signed by them.

BUYER DATE BUYER DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 08/15. All previous versions of this document may no longer be valid. Copyright January 2016.