



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

1 SELLER: → Danielle Lefique Jane H. Jones
 2 PROPERTY: → 7235 Main St., KCMO, 64114

3
4 **1. SELLER'S INSTRUCTIONS**

5 SELLER agrees to disclose to BUYER all material defects, conditions and facts **KNOWN TO SELLER**
 6 which may materially affect the value of the Property. This disclosure statement is designed to assist
 7 SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this
 8 information.

9
10 **2. NOTICE TO BUYER**

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

14
15 **3. OCCUPANCY**

16 Approximate age of Property? 84 years How long have you owned? 5 years
 17 Does SELLER currently occupy the Property? Yes No
 18 If not, how long has it been since SELLER occupied the Property? N/A years/months.

19
20 **4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH
 21 SELLER'S LAND DISCLOSURE ALSO.)**

- 22 (a) Fill or expansive soil on the Property? Yes No
- 23 (b) Sliding, settling, earth movement, upheaval or earth stability problems on
 24 the Property? Yes No
- 25 (c) Is the Property or any portion thereof located in a flood zone, wetlands area or
 26 proposed to be located in such as designated by FEMA which requires flood
 27 insurance? Yes No
- 28 (d) Drainage or flood problems on the Property or adjacent properties? Yes No
- 29 (e) Do you pay flood insurance premiums? Yes No
- 30 (f) If so, is it required? Yes No
- 31 (g) Are the boundaries of the Property marked in any way? Yes No
- 32 (h) Has Property had a stake survey? If yes, attach copy Yes No
- 33 (i) Encroachments, boundary line disputes, or non-utility easements affecting the
 34 Property Yes No
- 35 (j) Any fencing on the Property? Yes No
- 36 (k) If yes, does fencing belong to the Property Yes No
- 37 (l) Diseased, dead, or damaged trees or shrubs on the Property Yes No
- 38 (m) Gas/oil wells, lines or storage facilities on Property or adjacent property Yes No

39 If any of the answers in this section are "Yes", explain in detail:

40 d) house located directly to South is under complete renovation
 41 and has a broken water main from house to street.
 42 It will be replaced.
g) fencing marks boundaries.

43 **5. ROOF:**

- 44 (a) Approximate Age: _____ years Unknown Type: composition
- 45 (b) Have there been any problems with the roof, flashing or rain gutters? Yes No
- 46 If so, what was the date of the occurrence _____
- 47 (c) Have there been any repairs to the roof, flashing or rain gutters? Yes No
- 48 Date of and company performing such repairs _____ / _____
- 49 (d) Has there been any roof replacement? Yes No
- 50 If yes, was it: Complete or Partial
- 51 (e) What is the number of layers currently in place: _____ layers, or Unknown.

52 **If any of the answers in this section are "Yes", explain in detail below: (All available warranties and**

53 **other documentation are attached)** _____

58 **6. INFESTATION – ARE YOU AWARE OF:**

- 59 (a) Any termites, wood destroying insects, or **other** pests on the Property? Yes No
- 60 (b) Any damage to the property by termites, wood destroying insects or **other**
- 61 pests? Yes No
- 62 (c) Any termite, wood destroying insects or other pest control treatments on the
- 63 Property in the last five years? Yes No
- 64 If yes, list company, *when and where* treated _____
- 65 (d) Any warranty, bait stations or other treatment coverage by a licensed pest control company
- 66 on the Property? Yes No
- 67 If yes, the annual cost of service renewal is \$ _____ and the time remaining on the
- 68 service contract is _____. **(Check One)**
- 69 The treatment system stays with the Property, or the treatment system is subject to
- 70 removal by the treatment company if annual service fee is not paid.

71 **If any of the answers in this section are "Yes", explain in detail (attach any receipts):**

72 b) long ago - slight termite damage to living room floor. Repaired

73 by company that refinished the hard wood floors.

76 **7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS – ARE YOU AWARE OF:**

- 77 (a) Movement, shifting, deterioration, or other problems with walls, foundations,
- 78 crawl space or slab? Yes No
- 79 (b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
- 80 crawl space, basement floor or garage? Yes No
- 81 (c) Any corrective action taken including, but not limited to piercing or bracing? Yes No
- 82 (d) Any water leakage or dampness in the house, crawl space or basement? Yes No
- 83 (e) Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
- 84 (f) Any problems with driveways, patios, decks, fences or retaining walls on
- 85 the Property? Yes No
- 86 (g) Any problems with fireplace and/or chimney? Yes No
- 87 Date of last cleaning? _____
- 88 (h) Does the Property have a sump pump? Yes No
- 89 (i) Any repairs or other attempts to control the cause or effect of any problem
- 90 described above? Yes No
- 91

92 If any of the answers in this section are "Yes", explain in detail. When describing repairs or control
93 efforts, describe the location, extent, date, and name of the person who did the repair or control effort
94 and attach, if available, any inspection reports, estimates or receipts:

95 d) water main was snaked by Rooter Rooter twice in
96 past 5 years due to tree roots. Water by drain
97 in basement was the problem. It was corrected.
98

99 **8. ADDITIONS AND/OR REMODELING:**

- 100 (a) Are you aware of any additions, structural changes, or other material
101 alterations to the Property?..... Yes No
- 102 (b) If "Yes", were all necessary permits and approvals obtained, and was all
103 work in compliance with building codes? Yes No

104 If "No", explain: _____
105 _____
106 _____
107 _____
108 _____

109 **9. PLUMBING RELATED ITEMS:**

- 110 (a) What is the drinking water source? Public Private Well Cistern
111 If well water, state type _____ depth _____
112 diameter _____ age _____
- 113 (b) If the drinking water source is a well, when was the water last checked for safety and what
114 was the result of the test? _____
- 115 (c) Is there a water softener on the Property? Yes No
116 (If so, is it: Leased Owned?)
- 117 (d) Is there a water purifier system? Yes No
118 (If so, is it: Leased Owned?)
- 119 (e) What type of sewage system serves the Property? Public Sewer, or Private Sewer, or
120 Septic System, or Cesspool, or Lagoon, or Other _____
- 121 (f) If there is a septic system, is there a sewage pump on the septic system? Yes No
- 122 (g) Is there a grinder pump system? Yes No
- 123 (h) If there is a privately owned system, when was the septic tank, cesspool, or sewage system
124 last serviced? _____ By whom? _____
- 125 (i) Are you aware of any leaks, backups, or other problems relating to any of the plumbing,
126 water, and sewage related systems? Yes No
- 127 (j) Is there a back flow prevention device on the lawn sprinkling system, sewer
128 or pool? Yes No
- 129 (k) Type of plumbing material currently used in the Property:
130 Copper Galvanized Other _____
- 131 The location of the main water shut-off is basement
- 132 (l) The location of the sewer line clean out trap is: basement

133 If your answer to any of the questions in this section is "Yes", explain in detail and provide
134 available documentation: _____
135 _____
136 _____
137 _____

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. 2 months old ✓ South side of house
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. 7-8 years ✓ basement Scott Alewell
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

Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
1. 5 years old ✓ basement
2.

(e) Are you aware of any problems regarding these items? Yes No

If your answer to any of the questions in this section is "Yes", explain in detail:

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

Size of electrical panel (total amps), if known: 110

(c) Are you aware of any problem with the electrical system? Yes No

If "Yes", explain in detail:

12. HAZARDOUS CONDITIONS:

(a) Underground tanks on the Property? Yes No

(b) Landfill on the Property? Yes No

(c) Toxic substances on the Property, (e.g. tires, batteries, etc.)? Yes No

(d) Has the Property been tested for any of the above listed items? Yes No

(e) Radon in the property? Yes No

(f) Have you had the property tested for radon? Yes No

(g) Have you had the property tested for mold? Yes No

(h) Are you aware of any other environmental issues? Yes No

(i) Are you aware of 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)

187 If your answer to any of the questions in this section is "Yes", explain in detail and attach test
188 results: _____
189 _____
190 _____
191 _____

192 **13. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:**

- 193 (a) Are you aware of any current/pending bonds, assessments, or special taxes that apply to
194 Property? Yes No
195 Amount: \$ _____
- 196 (b) Are you aware or have you received any notice of any condition or proposed
197 change in your neighborhood or surrounding area? Yes No
- 198 (c) Is the Property subject to covenants, conditions, and restrictions of a
199 homeowner's association or subdivision restrictions? Yes No
- 200 (d) Are you aware of any violations of such covenants and restrictions? Yes No
- 201 (e) Are you aware of any defect, damage, proposed change or problem with any
202 common elements or common areas? Yes No
- 203 (f) Are you aware of any condition or claim which may result in any change to
204 assessments or fees? Yes No
- 205 (g) Are streets privately owned? Yes No
- 206 (h) Is the property in a historic, conservation or special review district that
207 requires any alterations or improvements to the property be approved by a
208 board or commission? Yes No
- 209 (i) Is the property subject to tax abatement? Yes No
- 210 (j) Is the property subject to a right of first refusal? Yes No

211
212 If the answer to any of the above questions is "Yes" except (c), explain in detail, including
213 amounts, if applicable: _____
214 _____
215 _____
216 _____
217 _____

218 We pay Homes Association dues which are paid in full until N/A in the amount of \$ _____
219 payable yearly monthly quarterly, sent to _____ and
220 such includes: _____
221 Homeowner's association contact name and phone number: N/A
222 _____
223 _____

224 **14. OTHER MATTERS:**

- 225 (a) Are you aware of any of the following?
226 Party walls Common areas Easement Driveways Yes No
- 227 (b) Are you aware of any fire damage to the Property? Yes No
- 228 (c) Are there any liens, other than mortgage(s)/deeds of trust currently on the
229 Property? Yes No
- 230 (d) Are there any violations of laws or regulations affecting the Property? Yes No
- 231 (e) Are you aware of any other conditions that may materially and adversely
232 affect the value or desirability of the Property? Yes No
- 233 (f) Are you aware of any general stains or pet stains to the carpet, the flooring
234 or sub-flooring? Yes No
- 235 (g) Do you have keys for all exterior doors, including garage doors in the
236 home? Yes No
- 237 List locks without keys _____

- 238 (h) Are you aware of any violation of zoning, setbacks or restrictions, or
 239 non-conforming uses? Yes No
 240 (i) Are you aware of any unrecorded interests affecting the Property? Yes No
 241 (j) Are you aware of anything that would interfere with giving clear title to
 242 the Buyer? Yes No
 243 (k) Are you aware of any existing or threatened legal action pertaining to
 244 the Property? Yes No
 245 (l) Are you aware of any litigation or settlement pertaining to this Property? ... Yes No
 246 (m) Have you added any insulation since you have owned the Property? Yes No
 247 (n) Have you replaced any appliances that remain with the Property in the
 248 past five years? Yes No
 249 (o) Are there any transferable warranties on the Property or any of its
 250 components? Yes No
 251 (p) Have you made any insurance or other claims pertaining to this property
 252 in the past 5 years?..... Yes No
 253 If yes, were repairs from claim(s) completed? Yes No
 254 (q) Are you aware of any use of synthetic stucco in the property? Yes No
 255

256 If any of the answers in this section are "Yes" (except g), explain in detail: _____

257 f) dark stain on hardwood floor in dining room.
 258 n) hot water heater, upstairs refrigerator, microwave, &
 259 air conditioner, all new in past 5 years, also washer
 260 and dryer in basement, & garbage disposal.

261 15. UTILITIES: Identify the name and phone number for utilities listed below.

262 Electric Company Name - KCP&L Phone (816) 471-5275
 263 Gas Company Name - MO. Gas Energy Phone (816) 756-5252
 264 Water Company Name - KAMO Water Phone (816) 513-1400
 265

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

267 O = Operating (Means the item is performing its intended function and is staying with the
 268 Property)

269 EX= Exclude from Mechanical Repairs and cannot be an Unacceptable Condition

270 NA= Not applicable

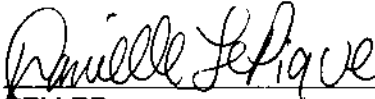
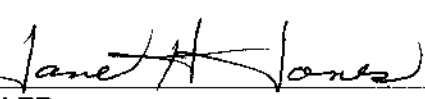
271 NS = Not staying

<u>NA</u> A/C Window Units, # _____	<u>O</u> Garage door transmitters - # <u>1</u>	<u>NA</u> Security system- <input type="checkbox"/> Own <input type="checkbox"/> Lease
<u>NA</u> Attic fan	<u>NA</u> Gas Grill	<input type="checkbox"/> Smoke detector(s)-# of <u>1</u>
<u>O</u> Ceiling fans-# of <u>1</u>	<u>NA</u> Gas logs	<u>NA</u> Sprinkler system
<u>O</u> Central air conditioning system	<u>NA</u> Gas starter for fireplace(s)	<u>NA</u> Sprinkler back flow valve
<u>NA</u> Central vac & attachments	<u>NA</u> Gas yard light	<u>NA</u> Sprinkler auto timer
<u>NA</u> Convection Oven	<u>NA</u> Hot tub	<u>NA</u> Stove vent hood
<u>NA</u> Dishwasher	<u>NA</u> Humidifier	<u>NA</u> Sump pump
<u>O</u> Disposal	<u>NA</u> Intercom	<u>NA</u> Swimming Pool
<u>O</u> Door Bell	<u>O</u> Microwave oven	<u>NA</u> Trash compactor
<u>NA</u> Downdraft cooktop (e.g., Jennaire)	<u>O</u> Oven clock timer	<u>NA</u> TV antenna/receiver/satellite dish: <input type="checkbox"/> Own <input type="checkbox"/> Lease
<u>O</u> Dryer	<u>NA</u> Pool heater	<u>NA</u> Whirlpool tub
<u>NA</u> Electric air cleaner or purifier	<u>NA</u> Pool/Spa equipment	<u>NA</u> Wood burning stove
<u>O</u> Electric garage door opener(s)	<u>NA</u> Propane Tank	<u>O</u> Washer
<u>NA</u> Exhaust fan(s) (baths)	<u>O</u> Range oven (<input checked="" type="checkbox"/> elec. <input type="checkbox"/> gas)	<u>NA</u> Water softener and/or purifier
<u>NA</u> Fireplace heat re-circulator	<u>O</u> Refrigerator	Other _____
<u>NA</u> Fireplace insert	<u>O</u> Location of Refrigerator <u>Kitchen</u>	Other _____
<u>O</u> Furnace/heat pump/other heating sys.	<u>NA</u> Sauna	
Other _____	Other _____	

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

279 The undersigned Seller represents that the information set forth in the foregoing Disclosure Statement is
280 accurate and complete. Seller does not intend this Disclosure Statement to be a warranty or guarantee
281 of any kind. Seller hereby authorizes their agent to provide this information to prospective Buyers of the
282 property and to real estate brokers and salespeople. **Seller will promptly notify Licensee assisting**
283 **the Seller, in writing, if any information in this disclosure changes prior to Closing, and Licensee**
284 **assisting the Seller will promptly notify Licensee assisting the Buyer, in writing, of such changes,**
285 **(Initial and date any changes and/or attach a list of additional changes. If attached, # _____ of**
286 **pages).**

287
288 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**
289 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
290 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
291

292  9.18.07 _____  9.18.07
293 SELLER Date SELLER Date
294

295 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 297 1. I understand and agree that the information in this form is limited to information of which SELLER has
298 actual knowledge and that SELLER need only make an honest effort at fully revealing the information
299 requested.
- 300 2. This property is being sold to me without warranties or guaranties of any kind by SELLER or
301 BROKER(S) or agents concerning the condition or value of the Property.
- 302 3. I agree to verify any of the above information, and any other important information provided by
303 SELLER or BROKER (including any information obtained through the multiple listing service) by an
304 independent investigation of my own. I have been specifically advised to have the property examined
305 by professional inspectors.
- 306 4. I acknowledge that neither SELLER nor BROKER is an expert at detecting or repairing physical
307 defects in the property.
- 308 5. I specifically represent that there are no important representations concerning the condition or value
309 of the property made by SELLER or BROKER on which I am relying except as may be fully set forth
310 in writing and signed by them.

311
312
313 _____
314 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. Copyright January 2007. Last revised 09/06. All previous versions of this document may no longer be valid.