



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

1 SELLER: Mary We Vick

2 PROPERTY: 7317 NE 46th St KCMO 64117

3
4 **1. NOTICE TO SELLER.**

5 Be as complete and accurate as possible when answering the questions in this disclosure. Attach
6 additional sheets if space is insufficient for all applicable comments. SELLER agrees to disclose to
7 BUYER all material defects, conditions and facts **KNOWN TO SELLER** which may materially affect the
8 value of the Property. Non-occupant SELLERS are not relieved of this obligation. This disclosure
9 statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers
10 and buyers will rely on this information.

11
12 **2. NOTICE TO BUYER.**

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

16
17 **3. OCCUPANCY.**

18 Approximate age of Property? 50 years How long have you owned? 50 years

19 Does SELLER currently occupy the Property? Yes No

20 If "No", how long has it been since SELLER occupied the Property? 3 yrs 7 months years/months

21
22 **4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH
23 SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:**

- 24 (a) Any fill or expansive soil on the Property? Yes No
- 25 (b) Any sliding, settling, earth movement, upheaval or earth stability problems
26 on the Property? Yes No
- 27 (c) The Property or any portion thereof being located in a flood zone, wetlands
28 area or **proposed** to be located in such as designated by FEMA which
29 requires flood insurance? Yes No
- 30 (d) Any drainage or flood problems on the Property or adjacent properties? Yes No
- 31 (e) Any flood insurance premiums that you pay? Yes No
- 32 (f) Any need for flood insurance on the Property? Yes No
- 33 (g) Any boundaries of the Property being marked in any way? Yes No
- 34 (h) The Property having had a stake survey? If "Yes", attach copy. Yes No
- 35 (i) Any encroachments, boundary line disputes, or non-utility easements
36 affecting the Property? Yes No
- 37 (j) Any fencing on the Property? Yes No
- 38 If "Yes", does fencing belong to the Property? N/A Yes No
- 39 (k) Any diseased, dead, or damaged trees or shrubs on the Property? Yes No
- 40 (l) Any gas/oil wells, lines or storage facilities on Property or adjacent
41 property? Yes No

42 **If any of the answers in this section are "Yes" (except h), explain in detail (attach other
43 documentation):** old fencing on East side from driveway gate to property line in bad.

44 Fencing on West side same distance. No fencing along back of property.

- 47 **5. ROOF.**
- 48 (a) Approximate Age: 4 years Unknown Type: _____
- 49 (b) Have there been any problems with the roof, flashing or rain gutters? Yes No
- 50 If "Yes", what was the date of the occurrence? _____
- 51 (c) Have there been any repairs to the roof, flashing or rain gutters? Yes No
- 52 Date of and company performing such repairs _____ / _____
- 53 (d) Has there been any roof replacement? Yes No
- 54 If "Yes", was it: Complete or Partial
- 55 (e) What is the number of layers currently in place? _____ layers or Unknown.

56 **If any of the answers in this section are "Yes", explain in detail (attach all warranty information**

57 **and other documentation):** There was a tornado in 2006 that damaged the roof,

58 guttering, trusses, etc. Insurance company paid to have all repairs

59 done.

- 61
- 62 **6. INFESTATION. ARE YOU AWARE OF:**
- 63 (a) Any termites, wood destroying insects, or **other** pests on the Property? Yes No
- 64 (b) Any damage to the Property by termites, wood destroying insects or **other**
- 65 pests? Yes No
- 66 (c) Any termite, wood destroying insects or **other** pest control treatments on the
- 67 Property in the last five years? Yes No
- 68 If "Yes", list company, **when and where** treated. basement garage door frame.
- 69 (d) Any current warranty, bait stations or other treatment coverage by a licensed
- 70 pest control company on the Property? Yes No
- 71 If "Yes", the annual cost of service renewal is \$ _____ and the time
- 72 remaining on the service contract is _____.) (Check one) The treatment
- 73 system stays with the Property or the treatment system is subject to removal by the
- 74 treatment company if annual service fee is not paid.

75 **If any of the answers in this section are "Yes", explain in detail (attach all warranty information**

76 **and other documentation):** _____

77 _____

78 _____

79 _____

- 80
- 81 **7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS. ARE YOU AWARE OF:**
- 82 (a) Any movement, shifting, deterioration, or other problems with walls,
- 83 foundations, crawl space or slab? Yes No
- 84 (b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
- 85 crawl space, basement floor or garage? Yes No
- 86 (c) Any corrective action taken including, but not limited to piercing or bracing? .. Yes No
- 87 (d) Any water leakage or dampness in the house, crawl space or basement? Yes No
- 88 (e) Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
- 89 (f) Any problems with driveways, patios, decks, fences or retaining walls on
- 90 the Property? Yes No
- 91 (g) Any problems with fireplace and/or chimney? Yes No
- 92 Date of last cleaning? _____
- 93 (h) Does the Property have a sump pump? Yes No
- 94 If "Yes", location: _____
- 95 (i) Any repairs or other attempts to control the cause or effect of any problem
- 96 described above? Yes No

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

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: Deck on back - about 20 yrs - front porch, July of 2001
(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:
(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
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 (attach available documentation):

- 145 **10. HEATING AND AIR CONDITIONING.**
- 146 (a) Does the Property have air conditioning? Yes No
- 147 Central Electric Central Gas Heat Pump Window Unit(s)
- 148 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
- 149 1. LENNOX 9 yrs ✓ Basement & outside
- 150 2. _____
- 151 (b) Does the Property have heating systems? Yes No
- 152 Electric Fuel Oil Natural Gas Heat Pump Propane
- 153 Fuel Tank Other _____
- 154 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
- 155 1. LENNOX 9 yrs ✓ ~~Basement~~
- 156 2. _____
- 157 (c) Are there rooms without heat or air conditioning? Yes No
- 158 If "Yes", which room(s)? _____
- 159 (d) Does the Property have a water heater? Yes No
- 160 Electric Gas Solar
- 161 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
- 162 1. _____
- 163 2. _____
- 164 (e) Are you aware of any problems regarding these items? Yes No
- 165 If "Yes", explain in detail: _____
- 166 _____
- 167 _____
- 168 _____
- 169 _____

- 170 **11. ELECTRICAL SYSTEM.**
- 171 (a) Type of material used: Copper Aluminum Unknown
- 172 (b) Type of electrical panel(s): Breaker Fuse
- 173 Location of electrical panel(s): Basement
- 174 Size of electrical panel (total amps), if known: _____
- 175 (c) Are you aware of any problem with the electrical system? Yes No
- 176 If "Yes", explain in detail: _____
- 177 _____
- 178 _____
- 179 _____

- 180 **12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**
- 181 (a) Any underground tanks on the Property? Yes No
- 182 (b) Any landfill on the Property? Yes No
- 183 (c) Any toxic substances on the Property, (e.g. tires, batteries, etc.)? Yes No
- 184 (d) Any testing for any of the above-listed items on the Property? Yes No
- 185 (e) Any radon on the Property? Yes No
- 186 (f) Any testing for radon on the Property? Yes No
- 187 (g) Any testing for mold on the Property? Yes No
- 188 (h) Any other environmental issues? Yes No
- 189 (i) Any methamphetamine or controlled substances ever being
- 190 used or manufactured on the Property? Yes No
- 191 **(In Missouri, a separate disclosure is required if methamphetamine or**
- 192 **other controlled substances have been present on or in the Property.)**

193 If any of the answers in this section are "Yes", explain in detail (attach test results and other
194 documentation): _____
195 _____
196 _____
197 _____
198 _____

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

- 200 (a) Any current/pending bonds, assessments, or special taxes that
201 apply to Property? Yes No
202 If "Yes", what is the amount? \$ _____
- 203 (b) Any condition or proposed change in your neighborhood or surrounding
204 area or having received any notice of such? Yes No
- 205 (c) The Property being subject to covenants, conditions, and restrictions of a
206 Homeowner's Association or subdivision restrictions? Yes No
- 207 (d) Any violations of such covenants and restrictions? N/A Yes No
- 208 (e) The Homeowner's Association imposing its own transfer fee when the
209 Property is sold? N/A Yes No
210 If "Yes", what is the amount? \$ _____
- 211 (f) Any defect, damage, proposed change or problem with any
212 common elements or common areas? Yes No
- 213 (g) Any condition or claim which may result in any change to
214 assessments or fees? Yes No
- 215 (h) Any streets that are privately owned? Yes No
- 216 (i) The Property being in a historic, conservation or special review district that
217 requires any alterations or improvements to the Property be approved by a
218 board or commission? Yes No
- 219 (j) The Property being subject to tax abatement? Yes No
- 220 (k) The Property being subject to a right of first refusal? Yes No

221 If any of the answers in this section are "Yes" (except c and e), explain in detail (attach other
222 documentation): _____
223 _____
224 _____
225 _____

226 Homeowner's Association dues are paid in full until _____ in the amount of \$ _____
227 payable yearly monthly quarterly, sent to _____ and
228 such includes: _____
229 Homeowner's Association contact name, phone number, website, or email address: _____
230 _____
231 _____
232 _____

233 **14. PRE-INSPECTION (INSPECTION DONE IN PREPARATION OF LISTING THE PROPERTY).**

- 234 (a) Has Property been pre-inspected? Yes No
235 If "Yes", attach copy of inspection report consisting of _____ number of pages.
236

237 **15. OTHER MATTERS. ARE YOU AWARE OF:**

- 238 (a) Any of the following?
239 Party walls Common areas Easement Driveways Yes No
- 240 (b) Any fire damage to the Property? Yes No
- 241 (c) Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
- 242 (d) Any violations of laws or regulations affecting the Property? Yes No
- 243 (e) Any other conditions that may materially affect the value
244 or desirability of the Property? Yes No

- 245 (f) Any other condition, including but not limited to financial, that may prevent
 246 you from completing the sale of the Property? Yes No
- 247 (g) Any general stains or pet stains to the carpet, the flooring or sub-flooring? .. Yes No
- 248 (h) Having keys for all exterior doors, including garage doors to the Property? .. Yes No
- 249 List locks without keys Basement walkout door.
- 250 (i) Any violations of zoning, setbacks or restrictions, or non-conforming uses? .. Yes No
- 251 (j) Any unrecorded interests affecting the Property? Yes No
- 252 (k) Anything that would interfere with giving clear title to the BUYER? Yes No
- 253 (l) Any existing or threatened legal action pertaining to the Property? Yes No
- 254 (m) Any litigation or settlement pertaining to the Property? Yes No
- 255 (n) Any added insulation since you have owned the Property? Yes No
- 256 (o) Having replaced any appliances that remain with the Property in the
 257 past five years? Yes No
- 258 (p) Any transferable warranties on the Property or any of its
 259 components?..... Yes No
- 260 (q) Having made any insurance or other claims pertaining to the Property
 261 in the past 5 years? Yes No
- 262 If "Yes", were repairs from claim(s) completed? N/A Yes No
- 263 (r) Any use of synthetic stucco on the Property? Yes No

264 **If any of the answers in this section are "Yes" (except h), explain in detail:**

- 265 While added insulation in the attic. I do not remember the date. More than 20 yrs. ago.
- 266 While purchased a whirlpool glass top electric stove in 2001.
- 267 (a) Dog urine carpet stain.
- 268 (b) In 2006 we had the tail end of a tornado + roof sustained damage but was repaired by insurance
- 269 company.

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

272 Electric Company Name: KC Power & Light Phone # 816-471-5275

273 Gas Company Name: Mo Gas Energy Phone # 816-756-5252

274 Water Company Name: KC Water Services Phone # 816-513-1313

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

277 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's
 278 Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other
 279 promotional material, provides for what is included in the sale of the Property. Items listed in the
 280 "Additional Inclusions" or "Exclusions" in Subparagraphs 1a and 1b of the Contract supersede the
 281 Seller's Disclosure and the printed list in Paragraph 1 of the Contract. If there are no "Additional
 282 Inclusions" or "Exclusions" listed, the Seller's Disclosure and the printed list govern what is or is not
 283 included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1
 284 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional
 285 Inclusions" and/or the "Exclusions" in Paragraph 1a and/or 1b, all existing improvements on the
 286 Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and
 287 clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property
 288 are expected to remain with Property.
 289

346 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 347
- 348 1. I understand and agree the information in this form is limited to information of which SELLER has
- 349 actual knowledge and SELLER need only make an honest effort at fully revealing the information
- 350 requested.
- 351 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s)
- 352 or agents concerning the condition or value of the Property.
- 353 3. I agree to verify any of the above information, and any other important information provided by
- 354 SELLER or Broker (including any information obtained through the Multiple Listing Service) by an
- 355 independent investigation of my own. I have been specifically advised to have Property examined by
- 356 professional inspectors.
- 357 4. I acknowledge neither SELLER nor Broker is an expert at detecting or repairing physical defects in
- 358 Property.
- 359 5. I specifically represent there are no important representations concerning the condition or value of
- 360 Property made by SELLER or Broker on which I am relying except as may be fully set forth in writing
- 361 and signed by them.
- 362
- 363

364 _____

365 **BUYER** **DATE** **BUYER** **DATE**

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