



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

1 SELLER: Z G REALTY LLC.

2 PROPERTY: 904 SHERB ST. LITTLE ROCK MO 64465

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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. Non-occupant SELLERS are not relieved of this
7 obligation. This disclosure statement is designed to assist SELLER in making these disclosures.
8 Licensee(s), prospective buyers and buyers will rely on this information.

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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.

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15 **3. OCCUPANCY**

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

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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
26 or **proposed** to be located in such as designated by FEMA which requires
27 flood 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) Are you aware of a need for flood insurance on the Property? 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
34 the Property Yes No
35 (j) Any fencing on the Property? Yes No
36 If yes, does fencing belong to the Property Yes No
37 (k) Diseased, dead, or damaged trees or shrubs on the Property Yes No
38 (l) 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: _____
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SELLER HAS NEVER OCCUPIED
THIS PROPERTY.

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5. ROOF:

- (a) Approximate Age: _____ years Unknown Type: _____
- (b) Have there been any problems with the roof, flashing or rain gutters? Yes No
If so, 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: _____ layers, or Unknown.

If any of the answers in this section are "Yes", explain in detail: (All available warranties and other documentation are attached) _____

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 years? Yes No
If yes, list company, when and where treated _____
- (d) Any 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 (attach any receipts): _____

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

- (a) 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 piercing 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 and/or chimney? Yes No
Date of last cleaning? _____
- (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

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 _____
96 _____
97 _____
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 If "Yes", explain: _____
103 _____
- 104 (b) If "Yes", were all necessary permits and approvals obtained, and was all
105 work in compliance with building codes? N/A Yes No
106 If "No", explain: _____
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) The location of the sewer line clean out trap is: _____
- 122 (g) Is there a sewage pump on the septic system? N/A Yes No
- 123 (h) Is there a grinder pump system? Yes No
- 124 (i) If there is a privately owned system, when was the septic tank, cesspool, or sewage system
125 last serviced? _____ By whom? _____
- 126 (j) Is there a sprinkler system? Yes No
127 Does sprinkler system cover full yard and landscaped areas? N/A Yes No
128 If "No", explain: _____
- 129 (k) Are you aware of any leaks, backups, or other problems relating to any of the plumbing,
130 water, and sewage related systems? Yes No
- 131 (l) Type of plumbing material currently used in the Property:
132 Copper Galvanized Other _____
133 The location of the main water shut-off is _____
- 134 (m) Is there a back flow prevention device on the lawn sprinkling system, sewer
135 or pool? Yes No
136 _____

137 If your answer to 9(k) in this section is "Yes", explain in detail and provide available
138 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. _____
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. _____
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. _____
2. _____
- (e) Are you aware of any problems regarding these items? Yes No

If your answer to question 10(c) and/or 10(e) 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): _____
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: _____

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 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.)

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

13. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:

- (a) Are you aware of any current/pending bonds, assessments, or special taxes that apply to Property? Yes No
Amount: \$ _____
- (b) Are you aware or have you received any notice of any condition or proposed change in your neighborhood or surrounding area? Yes No
- (c) Is the Property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes No
- (d) Are you aware of any violations of such covenants and restrictions? Yes No
- (e) Does the Homeowner's Association impose its own transfer fee when this Property is sold? Yes No
If "yes", what is the amount? \$ _____
- (f) Are you aware of any defect, damage, proposed change or problem with any common elements or common areas? Yes No
- (g) Are you aware of any condition or claim which may result in any change to assessments or fees? Yes No
- (h) Are streets privately owned? Yes No
- (i) Is Property in a historic, conservation or special review district that requires any alterations or improvements to Property be approved by a board or commission? Yes No
- (j) Is Property subject to tax abatement? Yes No
- (k) Is Property subject to a right of first refusal? Yes No

If the answer to any of the above questions is "Yes" except (c), explain in detail, including amounts, if applicable: _____

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

14. PREINSPECTION: (INSPECTION DONE IN PREPARATION OF LISTING THE PROPERTY).

- (a) Has Property been preinspected? Yes No
If yes, attach copy of inspection report consisting of _____ number of pages.

15. OTHER MATTERS:

- (a) Are you aware of any of the following?
 Party walls Common areas Easement Driveways Yes No
- (b) Are you aware of any fire damage to the Property? Yes No

- 239 (c) Are there any liens, other than mortgage(s)/deeds of trust currently on the
240 Property? Yes No
- 241 (d) Are there any violations of laws or regulations affecting the Property? Yes No
- 242 (e) Are you aware of any other conditions that may materially affect the value
243 or desirability of the Property? Yes No
- 244 (f) Are you aware of any other condition, including but not limited to financial,
245 that may prevent you from completing the sale of the Property? Yes No
- 246 (g) Are you aware of any general stains or pet stains to the carpet, the flooring
247 or sub-flooring? Yes No
- 248 (h) Do you have keys for all exterior doors, including garage doors in the
249 home? Yes No
- 250 List locks without keys _____
- 251 (i) Are you aware of any violation of zoning, setbacks or restrictions, or
252 non-conforming uses? Yes No
- 253 (j) Are you aware of any unrecorded interests affecting the Property? Yes No
- 254 (k) Are you aware of anything that would interfere with giving clear title to
255 the BUYER? Yes No
- 256 (l) Are you aware of any existing or threatened legal action pertaining to
257 the Property? Yes No
- 258 (m) Are you aware of any litigation or settlement pertaining to this Property? Yes No
- 259 (n) Have you added any insulation since you have owned the Property? Yes No
- 260 (o) Have you replaced any appliances that remain with the Property in the
261 past five years? Yes No
- 262 (p) Are there any transferable warranties on the Property or any of its
263 components? Yes No
- 264 (q) Have you made any insurance or other claims pertaining to this Property
265 in the past 5 years? Yes No
- 266 If yes, were repairs from claim(s) completed? Yes No
- 267 (r) Are you aware of any use of synthetic stucco in the property? Yes No

268 If any of the answers in this section are "Yes", (except h), explain in detail: _____
 269 _____
 270 _____
 271 _____

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 273 **16. UTILITIES:** Identify the name and phone number for utilities listed below.
 274 Electric Company Name: _____ Phone _____
 275 Gas Company Name: _____ Phone _____
 276 Water Company Name: _____ Phone _____
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278 **17. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS)**
 279 The Residential Real Estate Sale Contract, not the Seller's Disclosure Statement, the MLS, or other
 280 promotional material, provides for what is included in the sale of the Property. All existing
 281 improvements on the Property (if any) and appurtenances, fixtures and equipment, whether buried,
 282 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain
 283 with Property unless excluded from the sale in the Residential Real Estate Sale Contract.

284 "OS" = Operating and Staying with the Property (any item that is performing its intended
 285 function). Please note the age of any appliances replaced in the last five years.
 286 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an
 287 Unacceptable Condition.
 288 "NA" = Not applicable (any item not present).
 289 "NS" = Not staying with the Property (item should be identified as "NS" below and addressed
 290 as an exclusion in the Contract).


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|-----|---------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------|
| 291 | | | |
| 292 | <input type="checkbox"/> Air Conditioning Window Units, # ___ | <input type="checkbox"/> Garage door opener(s) | <input type="checkbox"/> Sprinkler System ___ |
| 293 | <input type="checkbox"/> Air Conditioning Central System | <input type="checkbox"/> Garage door Transmitter(s), # ___ | <input type="checkbox"/> Sprinkler System Back Flow Valve |
| 294 | <input type="checkbox"/> Attic Fan | <input type="checkbox"/> Gas Grill | <input type="checkbox"/> Sprinkler System Auto Timer |
| 295 | <input type="checkbox"/> Ceiling Fans, # ___ | <input type="checkbox"/> Gas Yard Light | <input type="checkbox"/> Statuary/Yard Art |
| 296 | <input type="checkbox"/> Central vac and attachments | <input type="checkbox"/> Humidifier | <input type="checkbox"/> Stove, ___ Elec. ___ Gas |
| 297 | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Intercom | <input type="checkbox"/> Stove Downdraft Cooktop |
| 298 | <input type="checkbox"/> Disposal | <input type="checkbox"/> Laundry - Washer | <input type="checkbox"/> Stove Oven ___ Elec. ___ Gas |
| 299 | <input type="checkbox"/> Doorbell | <input type="checkbox"/> Laundry - Dryer | <input type="checkbox"/> Stove Oven - Convection |
| 300 | <input type="checkbox"/> Electric air cleaner or purifier | <input type="checkbox"/> Microwave Oven | <input type="checkbox"/> Stove/Oven Clock Timer |
| 301 | <input type="checkbox"/> Exhaust fan(s) - baths | <input type="checkbox"/> Propane Tank | <input type="checkbox"/> Stove Vent Hood |
| 302 | <input type="checkbox"/> Fireplace heat re-circulator | <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Sump Pump |
| 303 | <input type="checkbox"/> Fireplace insert | <input type="checkbox"/> Location of Refrigerator _____ | <input type="checkbox"/> Swimming Pool |
| 304 | <input type="checkbox"/> Fireplace Gas Logs | <input type="checkbox"/> Security System | <input type="checkbox"/> Swimming Pool Heater |
| 305 | <input type="checkbox"/> Fireplace Gas Starter | <input type="checkbox"/> ___ Owned ___ Leased | <input type="checkbox"/> Swimming Pool Equipment |
| 306 | <input type="checkbox"/> Fireplace - wood burning stove | <input type="checkbox"/> Smoke Detector(s), # ___ | <input type="checkbox"/> Trash Compactor |
| 307 | <input type="checkbox"/> Fountain(s) | <input type="checkbox"/> Spa/Hot Tub | <input type="checkbox"/> TV Antenna/Receiver/Satellite Dish |
| 308 | <input type="checkbox"/> Furnace/heat pump/other htg system | <input type="checkbox"/> Spa/Sauna | <input type="checkbox"/> ___ Own ___ Lease |
| 309 | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Spa Equipment | <input type="checkbox"/> Water Softener and/or purifier |
| 310 | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ | <input type="checkbox"/> ___ Own ___ Lease |
| 311 | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ |

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

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

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

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SELLER  DATE 2/2/09 SELLER _____ DATE _____

SELLER HAS NEVER OCCUPIED THIS PROPERTY.

336 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

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

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BUYER	DATE	BUYER	DATE
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SELLER HAS NEVER OCCUPIED THIS PROPERTY

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 2009. Last revised 1/08. All previous versions of this document may no longer be valid.