



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

1 **SELLER:** Margie C. Hardy Properties, FLP

2 **PROPERTY:** 619 Jesse St., Kearney, MO 64060

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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 THE PROPERTY
SELLS "AS IS WHERE IS", WITH ALL FAULTS + DEFECTS.

- 43 **5. ROOF:**
- 44 (a) Approximate Age: _____ years Unknown Type: _____
- 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: (All available warranties and other**

53 **documentation are attached)** _____

54 _____

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- 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
- 66 **control company 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 _____

73 _____

74 _____

75 _____

- 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 **If yes, location** _____
- 90 (i) Any repairs or other attempts to control the cause or effect of any problem
- 91 **described above?** Yes No

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

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: _____

- (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: _____

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 so, is it: Leased Owned?)
- (d) Is there a water purifier system? Yes No
(If so, is it: Leased Owned?)
- (e) What type of sewage system serves the Property? Public Sewer, or Private Sewer, or Septic System, or Cesspool, or Lagoon, or 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: _____
- (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? Yes No

If your answer to 9(k) in this section is "Yes", explain in detail and provide 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. _____
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.)

190 If your answer to any of the questions in this section is "Yes", explain in detail and attach test
191 results: _____
192 _____
193 _____
194 _____
195 _____

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

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

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

224 Home Association dues are paid in full until _____ in the amount of \$ _____
225 payable yearly monthly quarterly, sent to _____ and
226 such includes: _____

227 Homeowner's Association contact name, phone number, website, or email address: _____
228 _____
229 _____
230 _____

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

- 232 (a) Has Property been preinspected? Yes No
233 If yes, attach copy of inspection report consisting of _____ number of pages.
234

235 **15. OTHER MATTERS:**

- 236 (a) Are you aware of any of the following?
237 Party walls Common areas Easement Driveways Yes No
- 238 (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 _____
 272 _____

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 _____
 277 _____

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).

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

312
 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: REPAIRED FLOOR JOISTS IN BASEMENT HAD HORIZONTAL
 317 CRACKS THAT APPEARED MINGR. WE SCABBED S/G JOISTS TO SHOW
 318 UP THE CONCERN. MAY HAVE BEEN FROM WATER BED?

319
 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).

328
 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 4/17/09 SELLER DATE

