



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

1 **SELLER** (Indicate Marital Status): _____
2
3

4
5 **PROPERTY:** _____ 21212 Ore Rd. Pleasant Hill, MO 64080
6

7 **1. NOTICE TO SELLER.**

8 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if
9 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material
10 defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability
11 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to
12 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.
13 If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated
14 Lead Based Paint Disclosure Addendum.
15

16 **2. NOTICE TO BUYER.**

17 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute
18 for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a
19 warranty or representation by the Broker(s) or their licensees.
20

21 In the event the outside temperature does not permit safe inspection of the air conditioning, swimming pool, and/or
22 lawn sprinkler systems (if applicable), BUYER waives such inspection and agrees to accept SELLER'S representation
23 herein concerning the condition of the system(s) in lieu of inspection. BUYER understands all Brokers, their
24 representatives, agents or employees have no personal knowledge concerning the condition of the system(s) on the
25 Property. BUYER is relying solely upon the representations of the SELLER concerning the condition of said
26 system(s). Notwithstanding the terms of any inspection provisions of this Contract, BUYER understands the system(s)
27 on the Property cannot be tested without risk of damage to the system(s) during cold weather.
28

29 **3. OCCUPANCY.**


30 Approximate age of Property? _____ 1999 _____ How long have you owned? _____ 4 yrs
31 Does SELLER currently occupy the Property? Yes No
32 If "No", how long has it been since SELLER occupied the Property? _____ years/months
33

34 SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.
35

36 **4. TYPE OF CONSTRUCTION.** Conventional/Wood Frame Modular Manufactured
37 Mobile Other _____
38

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

- 41 a. Any fill or expansive soil on the Property? Yes No
- 42 b. Any sliding, settling, earth movement, upheaval or earth stability problems
43 on the Property? Yes No
- 44 c. The Property or any portion thereof being located in a flood zone, wetlands
45 area or **proposed** to be located in such as designated by FEMA which
46 requires flood insurance? Yes No
- 47 d. Any drainage or flood problems on the Property or adjacent properties? Yes No
- 48 e. Any flood insurance premiums that you pay? Yes No
- 49 f. Any need for flood insurance on the Property? Yes No
- 50 g. Any boundaries of the Property being marked in any way? Yes No
- 51 h. The Property having had a stake survey? Yes No
- 52 i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property?.... Yes No

53
 _____ Initials _____ Initials _____
SELLER BUYER BUYER

- 54 j. Any fencing on the Property? Yes No
- 55 If "Yes", does fencing belong to the Property? N/A Yes No
- 56 k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No
- 57 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No
- 58 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 other documentation:

6. ROOF.

- 66 a. Approximate Age: 2 years Unknown Type: _____
- 67 b. Have there been any problems with the roof, flashing or rain gutters? Yes No
- 68 If "Yes", what was the date of the occurrence? _____
- 69 c. Have there been any repairs to the roof, flashing or rain gutters? Yes No
- 70 Date of and company performing such repairs _____ / _____
- 71 d. Has there been any roof replacement? Yes No
- 72 If "Yes", was it: Complete or Partial
- 73 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 or attach all warranty information and other documentation:

Replaced complete roof due to extreme hail damage


7. INFESTATION. ARE YOU AWARE OF:

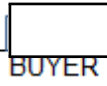
- 82 a. Any termites or other wood destroying insects on the Property? Yes No
- 83 b. Any other pests including rodents, bats or other nuisance wildlife? Yes No
- 84 c. Any damage to the Property by wood destroying insects or **other** pests? Yes No
- 85 d. Any termite, wood destroying insects or **other** pest control treatments on the
- 86 Property in the last five (5) years? Yes No
- 87 If "Yes", list company, **when and where** treated _____
- 88 e. Any current warranty, bait stations or other treatment coverage by a licensed
- 89 pest control company on the Property? Yes No
- 90 If "Yes", the annual cost of service renewal is \$_____ and the time remaining on the
- 91 the service contract is _____.
- 92 **(Check one)** The treatment system stays with the Property or the treatment system is
- 93 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:

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF:

- 103 a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes No
- 104 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes No
- 105 c. Any corrective action taken including, but not limited to piercing or bracing? Yes No
- 106 d. Any water leakage or dampness in the house, crawl space or basement? Yes No
- 107 e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
- 108 f. Any problems with windows or exterior doors? Yes No

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Initials _____  _____ Initials

171 **11. HEATING AND AIR CONDITIONING.**

172 a. Does the Property have air conditioning? Yes No

173 Central Electric Central Gas Heat Pump Window Unit(s)

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

175 1. 2 yrs _____

176 2. _____

177 Are you currently using the air conditioning system(s) Yes No

178 If "No", date of last use: _____

179 b. Does the Property have heating systems? Yes No

180 Electric Fuel Oil Natural Gas Heat Pump Propane

181 Fuel Tank Other _____

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

183 1. _____

184 2. _____

185 Are you currently using the heating system(s) Yes No

186 c. If "No", date of last use: _____

187 Are there rooms without heat or air conditioning? Yes No

188 If "Yes", which room(s)? _____

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

190 Electric Gas Solar Tankless

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

192 1. _____

193 2. _____

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

195 If "Yes", explain in detail:

196 _____

197 _____

198 _____

199 **12. ELECTRICAL SYSTEM.**

200 a. Type of material used: Copper Aluminum Unknown

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

202 Location of electrical panel(s): _____ upstairs

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

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

205 If "Yes", explain in detail:

206 _____

207 _____

208 _____

209 **13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

210 a. Any underground tanks on the Property? Yes No

211 b. Any landfill on the Property? Yes No

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

213 d. Any contamination with radioactive or other hazardous material? Yes No

214 e. Any testing for any of the above-listed items on the Property? Yes No

215 f. Any professional testing for radon on the Property? Yes No

216 g. Any professional mitigation system for radon on the Property? Yes No

217 h. Any professional testing/mitigation for mold on the Property? Yes No

218 i. Any other environmental issues? Yes No

219 j. Any controlled substances ever manufactured on the Property? Yes No

220 k. Any methamphetamine ever manufactured on the Property? Yes No

221 *(In Missouri, a separate disclosure is required if methamphetamine or other controlled*

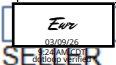
222 *substances have been produced on the Property, or if any resident of the Property has*

223 *been convicted of the production of a controlled substance.)*

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

227 _____

228 _____

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SELLER	SELLER	BUYER BUYER

229 **14. TAXES, NEIGHBORHOOD & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- 230 a. The Property located outside of city limits? Yes No
- 231 Any current/pending bonds, assessments, or special taxes that apply to Property? Yes No
- 232 If "Yes", what is the amount? \$ _____
- 233 b. Any tax credits or a tax freeze? Yes No
- 234 c. The Property being subject to tax abatement? Yes No
- 235 d. Any condition or proposed change in your neighborhood or surrounding
- 236 area or having received any notice of such? Yes No
- 237 e. Any defect, damage, proposed change or problem with any
- 238 common elements or common areas? Yes No
- 239 f. Any condition or claim which may result in any change to assessments or fees? Yes No
- 240 g. Any streets that are privately owned? Yes No
- 241 h. The Property being in a historic, conservation or special review district that
- 242 requires any alterations or improvements to the Property be approved by a
- 243 board or commission? Yes No
- 244 i. The Property being subject to a right of first refusal? Yes No
- 245 If "Yes", number of days required for notice: _____
- 246 j. The Property being subject to covenants, conditions, and restrictions of a
- 247 Homeowner's Association or subdivision restrictions? Yes No
- 248 k. Any violations of such covenants and restrictions? N/A Yes No
- 249 l. The Homeowner's Association imposing its own transfer fee and/or
- 250 initiation fee when the Property is sold? N/A Yes No
- 251 If "Yes", what is the amount? \$ _____
- 252 m. The Property being subject to a Homeowners Association fee? Yes No
- 253 If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of
- 254 \$ _____ payable yearly semi-annually monthly quarterly, sent to:
- 255 _____ and such includes:

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

258

- 261 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes No

263 **If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:**


264

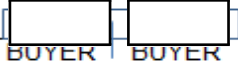
268 **15. PREVIOUS INSPECTION REPORTS.**

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

272 **16. OTHER MATTERS. ARE YOU AWARE OF:**

- 273 a. Any of the following?
- 274 Party walls Common areas Easement Driveways Yes No
- 275 b. Any fire damage to the Property? Yes No
- 276 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
- 277 d. Any violations of laws or regulations affecting the Property? Yes No
- 278 e. Any other conditions that may materially affect the value
- 279 or desirability of the Property? Yes No
- 280 f. Any other condition, including but not limited to financial, that may prevent
- 281 you from completing the sale of the Property? Yes No
- 282 g. Any animals or pets residing in the Property during your ownership? Yes No
- 283 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
- 284 i. Missing keys for any exterior doors, including garage doors to the Property? Yes No
- 285 List locks without keys _____
- 286 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- 287 k. Any unrecorded interests affecting the Property? Yes No

288  _____ Initials

288 _____ Initials 

- 288 l. Anything that would interfere with giving clear title to the BUYER? Yes No
- 289 m. Any existing or threatened legal action pertaining to the Property? Yes No
- 290 n. Any litigation or settlement pertaining to the Property? Yes No
- 291 o. Any added insulation since you have owned the Property? Yes No
- 292 p. Having replaced any appliances that remain with the Property in the
293 past five (5) years? Yes No
- 294 q. Any transferable warranties on the Property or any of its
295 components? Yes No
- 296 r. Having made any insurance or other claims pertaining to the Property
297 in the past five (5) years? Yes No
- 298 If "Yes", were repairs from claim(s) completed? N/A Yes No
- 299 s. Any use of synthetic stucco on the Property? Yes No

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

hail damage 2 yrs ago, replaced siding, windows and roof

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

Electric Company Name: _____	Phone # _____
Gas Company Name: _____	Phone # _____
Water Company Name: _____	Phone # _____
Trash Company Name: _____	Phone # _____
Other: _____	Phone # _____
Other: _____	Phone # _____

18. ELECTRONIC SYSTEMS AND COMPONENTS.

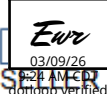

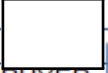
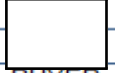
Any technology or systems staying with the Property? N/A Yes No
If "Yes" list:

Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

19. 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 1b and 1c 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 1b and/or 1c, 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:

- | | |
|--|--|
| Attached shelves, racks, towel bars | Fireplace grates, screens, glass doors |
| Attached lighting | Mounted entertainment brackets |
| Attached floor coverings | Plumbing equipment and fixtures |
| Bathroom vanity mirrors,
attached or hung | Storm windows, doors, screens |
| Fences (including pet systems) | Window blinds, curtains, coverings
and window mounting components |


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341 **Fill in all blanks using one of the abbreviations listed below.**

342 **“OS” = Operating and Staying with the Property (any item that is performing its intended function).**

343 **“EX” = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable**
344 **Condition.**

345 **“NA” = Not applicable (any item not present).**

346 **“NS” = Not staying with the Property (item should be identified as “NS” below.)**

347
348

349 na Air Conditioning Window Units, # _____

ns Laundry - Washer

350 os Air Conditioning Central System _____

ns Laundry - Dryer _____

351 na Attic Fan _____

____ Elec. ____ Gas

352 na Boat Dock, ID# _____

353 os Ceiling Fan(s), # 2 _____

MOUNTED Entertainment Equipment

354 na Central Vac and Attachments _____

na TV, Location _____

355 na Closet Systems, Location _____

____ TV, Location _____

356 na Camera-Surveillance Equipment _____

____ TV, Location _____

357 na Doorbell / ____ Video Doorbell _____

____ TV, Location _____

358 na Electric Air Cleaner or Purifier _____

na Speakers, Location _____

359 na Electric Car Charging Equipment _____

____ Speakers, Location _____

360 os Exhaust Fan(s) – Baths _____

____ Other/Location _____

361 na Fences – Invisible & Controls _____

____ Other/Location _____

362 na Fireplace(s), # _____

____ Other/Location _____

363 na Location #1 _____ Location #2 _____

____ Other/Location _____

364 ____ Chimney ____ Chimney

na Outside Cooking Unit

365 ____ Gas Logs ____ Gas Logs

na Propane Tank

366 ____ Gas Starter ____ Gas Starter

____ Owned ____ Leased

367 ____ Heat Re-circulator ____ Heat Re-circulator

na Security System

368 ____ Insert ____ Insert

____ Owned ____ Leased

369 ____ Wood Burning ____ Wood Burning

____ Smoke/Fire Detector(s), # _____

370 ____ Other ____ Other

os Shed(s), # 6 _____

371 na Fountain(s) _____

na Spa/Hot Tub (SPA Rider Attached)

372 os Furnace/Heat Pump/Other Heating System _____

____ Spa/Sauna

373 na Garage Door Keyless Entry _____

na Spa Equipment

374 na Garage Door Opener Unit(s), # _____

na Sprinkler System (Lawn) Auto Timer

375 na Garage Door Remote(s), # _____

____ Sprinkler System (Lawn) Back Flow Valve

376 na Generator _____

____ Sprinkler System (Lawn) Components & Controls

377 na Humidifier _____

na Statuary/Yard Art

378 na Intercom _____

na Swing set/Playset

379 na Jetted Tub _____

os Sump Pump(s), # _____

KITCHEN APPLIANCES

380 **Cooking Unit**

na Swimming Pool (Swimming Pool Rider Attached)

381 os Stove/Range _____

____ Swimming Pool Heater

382 ____ Elec. ____ Gas ____ Convection

____ Swimming Pool Equipment

383 ____ Built-in Oven _____

____ TV Antenna/Receiver/Satellite Dish

384 ____ Elec. ____ Gas ____ Convection

____ Owned ____ Leased

385 ____ Cooktop ____ Elec. ____ Gas

os Water Heater(s)

386 ____ Range Exhaust Hood _____

na Water Softener

387 os Microwave Oven _____

na Water Purification System

388 os Dishwasher _____

____ Owned ____ Leased

389 os Disposal _____

os Wood Burning Stove

390 na Freezer _____

____ Yard Light

391 Location _____

____ Elec. ____ Gas

392 os Refrigerator (#1) _____

____ Other _____

393 Location _____

____ Other _____

394 Refrigerator (#2) _____

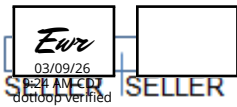
____ Other _____

395 Location _____

____ Other _____

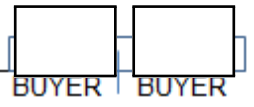
396 na Trash Compactor _____

____ Other _____

 **SELLER**

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Initials

 **BUYER BUYER**

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

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

413
414 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
415 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
416 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
417

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SELLER

DATE

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SELLER

DATE

424 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 425
- 426 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
 - 427 and SELLER need only make an honest effort at fully revealing the information requested.
 - 428 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees
 - 429 concerning the condition or value of the Property.
 - 430 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)
 - 431 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.
 - 432 I have been specifically advised to have Property examined by professional inspectors.
 - 433 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
 - 434 5. I specifically represent there are no important representations concerning the condition or value of Property made
 - 435 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.
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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 the 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 September 2025. All previous versions of this document may no longer be valid. Copyright January 2026.