



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

1 SELLER: Brandon Jennings

2 PROPERTY: 6280 NW Sale Barn Rd. Cameron, Mo

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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.

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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.

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17 **3. OCCUPANCY.**

18 Approximate age of Property? 21 years How long have you owned? April 2012  
19 Does SELLER currently occupy the Property? ..... Yes  No   
20 If "No", how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months

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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): Likely dead trees on the property.  
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**5. ROOF.**

- (a) Approximate Age: \_\_\_\_\_ years  Unknown Type: Shingle - Not changed since I've had it.
- (b) Have there been any problems with the roof, flashing or rain gutters? ..... Yes  No   
If "Yes", 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 (attach all warranty information and other documentation): \_\_\_\_\_

**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 current 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 all warranty information and other documentation): pest control spraying done annually

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

- (a) Any 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? N/A
- (h) Does the Property have a sump pump? ..... Yes  No   
If "Yes", location: SE corner of basement
- (i) Any repairs or other attempts to control the cause or effect of any problem described above? ..... Yes  No

97 If any of the answers in this section are "Yes" (except h), explain in detail (attach all warranty  
98 information and other documentation): \_\_\_\_\_  
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103 **8. ADDITIONS AND/OR REMODELING.**

- 104 (a) Are you aware of any additions, structural changes, or other material  
105 alterations to the Property? ..... Yes  No   
106 If "Yes", explain in detail: Added covered deck and finished the  
107 basement  
108 (b) If "Yes", were all necessary permits and approvals obtained, and was all  
109 work in compliance with building codes? ..... N/A  Yes  No   
110 If "No", explain in detail: \_\_\_\_\_  
111 \_\_\_\_\_  
112 \_\_\_\_\_

113 **9. PLUMBING RELATED ITEMS.**

- 114 (a) What is the drinking water source?  Public  Private  Well  Cistern  
115 If well water, state type \_\_\_\_\_ depth \_\_\_\_\_  
116 diameter \_\_\_\_\_ age \_\_\_\_\_  
117 (b) If the drinking water source is a well, when was the water last checked for  
118 safety and what was the result of the test? \_\_\_\_\_  
119 (c) Is there a water softener on the Property? ..... Yes  No   
120 If "Yes", is it:  Leased  Owned?  
121 (d) Is there a water purifier system? ..... Yes  No   
122 If "Yes", is it:  Leased  Owned?  
123 (e) What type of sewage system serves the Property?  Public Sewer  Private Sewer  
124  Septic System  Cesspool  Lagoon  Other \_\_\_\_\_  
125 (f) The location of the sewer line clean out trap is: SE corner of basement  
126 (g) Is there a sewage pump on the septic system? ..... unknown ..... N/A  Yes  No   
127 (h) Is there a grinder pump system? ..... unknown ..... Yes  No   
128 (i) If there is a privately owned system, when was the septic tank, cesspool, or sewage  
129 system last serviced? 2026 By whom? Terry Durenfelt  
130 (j) Is there a sprinkler system? ..... Yes  No   
131 Does sprinkler system cover full yard and landscaped areas? ..... N/A  Yes  No   
132 If "No", explain in detail: \_\_\_\_\_  
133 (k) Are you aware of any leaks, backups, or other problems relating to any of the,  
134 plumbing, water, and sewage related systems? ..... Yes  No   
135 (l) Type of plumbing material currently used in the Property:  
136  Copper  Galvanized  Other Pex, PVC  
137 The location of the main water shut-off is: \_\_\_\_\_  
138 (m) Is there a back flow prevention device on the lawn sprinkling system,  
139 sewer or pool? ..... N/A  Yes  No

140 If your answer to (k) in this section is "Yes", explain in detail (attach available  
141 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. 5-8 years old Ken's Heating/Cooling  
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. 5-8 years old Ken's Heating/Cooling  
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. 3-5 years old Terry Durenfelt  
2. unknown " "
- (e) Are you aware of any problems regarding these items? ..... Yes  No   
If "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): North side of Storage Area in Basement  
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. ARE YOU AWARE OF:**

- (a) Any underground tanks on the Property? ..... Yes  No   
(b) Any landfill on the Property? ..... Yes  No   
(c) Any toxic substances on the Property, (e.g. tires, batteries, etc.)? ..... Yes  No   
(d) Any testing for any of the above-listed items on the Property? ..... Yes  No   
(e) Any radon on the Property? ..... Yes  No   
(f) Any testing for radon on the Property? ..... Yes  No   
(g) Any testing for mold on the Property? ..... Yes  No   
(h) Any other environmental issues? ..... Yes  No   
(i) 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 any of the answers in this section are "Yes", explain in detail (attach test results and other documentation): \_\_\_\_\_  
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**13. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

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

If any of the answers in this section are "Yes" (except c and e), explain in detail (attach other documentation): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

- (a) Any of the following? ..... Yes  No   
 Party walls  Common areas  Easement Driveways
- (b) Any fire damage to the Property? ..... Yes  No
- (c) Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes  No
- (d) Any violations of laws or regulations affecting the Property? ..... Yes  No
- (e) Any other conditions that may materially affect the value 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 \_\_\_\_\_
- 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 \_\_\_\_\_  
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270 **16. UTILITIES.** Identify the name and phone number for utilities listed below.

271 Electric Company Name: \_\_\_\_\_ Phone # \_\_\_\_\_  
 272 Gas Company Name: Ferrel Gas Company Phone # \_\_\_\_\_  
 273 Water Company Name: \_\_\_\_\_ Phone # \_\_\_\_\_  
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275 **17. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

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

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

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BUYER

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