



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

SELLER: Ed & Carol Ballard (H/W)
PROPERTY: 13488 NW St Rt J Amsterdam Mo 64723

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

2. NOTICE TO BUYER.

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

3. OCCUPANCY.

Approximate age of Property? 16 years How long have you owned? 18 years
Does SELLER currently occupy the Property? Yes ☒ No ☐
If "No", how long has it been since SELLER occupied the Property? _____ years/months

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

- a. Any fill or expansive soil on the Property? Yes ☐ No ☐
b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes ☐ No ☒
c. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? Yes ☐ No ☒
d. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
e. Any flood insurance premiums that you pay? Yes ☐ No ☒
f. Any need for flood insurance on the Property? Yes ☐ No ☒
g. Any boundaries of the Property being marked in any way? Yes ☒ No ☐
h. The Property having had a stake survey? think so? Yes ☐ No ☐
i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes ☐ No ☒
j. Any fencing on the Property? Yes ☒ No ☐
If "Yes", does fencing belong to the Property? think so? N/A ☐ Yes ☒ No ☐
k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☐ No ☒
l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes ☐ No ☒
m. Any oil/gas leases, mineral, or water rights tied to the Property? unknown - no idea what means Yes ☐ No ☐

If any of the answers in this section are "Yes", explain in detail or attach other documentation:

g - there are old corner post - we were told these were boundary marks but never checked out
j - yes North side of property

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5. ROOF.

- a. Approximate Age: 16 years ☐ Unknown Type: Metal
- 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? 1 layers or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail or 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 (5) years? unknown - ? 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 or attach all warranty information and other documentation: _____

7. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR 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 including, but not limited to firebox, chimney, chimney cap and/or gas line? NA Yes ☐ No ☐
Date of any repairs, inspection(s) or cleaning? _____
Date of last use? _____
- 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 ☒

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: _____

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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: _____
- 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? N/A 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: Right outside of home
- 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 or attach 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 ☐ Tankless
 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 "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. 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 professional testing/mitigation for radon on the Property? Yes ☐ No ☒
 f. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒
 g. Any other environmental issues? Yes ☐ No ☒
 h. 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.)

If any of the answers in this section are "Yes", explain in detail or 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. Any defect, damage, proposed change or problem with any common elements or common areas? Yes ☐ No ☒
- d. Any condition or claim which may result in any change to assessments or fees? *don't think so?* Yes ☐ No ☐
- e. Any streets that are privately owned? Yes ☐ No ☐
- f. 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 ☒
- g. The Property being subject to tax abatement? Yes ☐ No ☒
- h. The Property being subject to a right of first refusal? Yes ☐ No ☐
If "Yes", number of days required for notice: _____
- i. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
- j. Any violations of such covenants and restrictions? N/A ☐ Yes ☐ No ☒
- k. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? N/A ☐ Yes ☐ No ☒
If "Yes", what is the amount? \$ _____

Homeowner's Association dues are paid in full until NA in the amount of \$ NA payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to _____ and such includes: _____

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

If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other documentation: _____

14. PREVIOUS INSPECTION REPORTS.

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

15. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any of the following?
☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
- 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 ☐ *EB*
- 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 ☒
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Yes ☐ No ☐
- g. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☐
- h. Missing keys for any exterior doors, including garage doors to the Property? Yes ☐ No ☒
List locks without keys _____
- i. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- j. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- k. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒

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BUYER | BUYER

291 "OS" = Operating and Staying with the Property (any item that is performing its intended function).
292 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
293 Condition.
294 "NA" = Not applicable (any item not present).
295 "NS" = Not staying with the Property (item should be identified as "NS" below.)

[illegible]

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

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

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

SELLER	DATE	SELLER	DATE
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BUYER ACKNOWLEDGEMENT AND AGREEMENT

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(s) (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(s) 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(s) on which I am relying except as may be fully set forth in writing and signed by them.

BUYER	DATE	BUYER	DATE
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Bates County, MO

Property Report Card

Parcel Number: 0604020040007010000

Name: BALLARD, EDWARD L & CAROL J

Situs Address:

Deeded Acres: 3.80



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1 in. = 76ft.

Notes

THIS MAP IS NOT TO BE USED FOR NAVIGATION

#water wells*





LEGAL DESCRIPTION ADDENDUM

1 SELLER: Carol & Edward L Ballard (H/W)

2 BUYER:

3
4 PROPERTY: 13488 NW State Route J Amsterdam, MO

5
6
7 PROPERTY LEGAL DESCRIPTION:

8
9
10 SW/cor SE 4 BGN. 20' N of SW/cor; 417' N & S by 418'
11 E & W metes & bounds

12
13 and/or

14 AS per title co
15
16
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22

23 (INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

24 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,
25 THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.
26 IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.
27
28
29

30 Carol J Ballard 7-4-17
31 SELLER DATE BUYER

32 DATE

33 Edward L Ballard 7-4-17
34 SELLER DATE BUYER

35 DATE
36

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UTILITY BILLS

PROPERTY ADDRESS 13488 NW State Rt. J Amsterdam, Mo.
64723

MONTHLY	ELECTRIC	GAS	WATER	SEWER
January 17	123.15	Propane	82.00 →	
February	164.39	fill once	82.00 ↔	
March	138.19	a year	82.00 ←	
April	140.53	250 gal	82.00	
May	116.27	TANK		
June	102.00			
July				
August				
September				
October				
November				
December				
Yearly Ave				

TAXES 580.00

UTILITY Company Information

Louisburg Gas Co.
5 S. Peoria

(913) 837-5371

Louisburg Water Co.
5 S. Peoria

(913) 837-5371

Electric Co. KCPL
Paola, KS

(800) 223-0755

L & K Trash Service
5 S. Peoria

(913) 837-4637

L & K Trash Service
5 S. Peoria

(913) 837-4637

Telephone- MoKan Dial
112 S. Broadway

(913) 837-2219

Classic Cable of Paola
Paola, KS

(800) 999-8876

Rural Water District # 2
Hillsdale, KS

(913) 783-4325

Rural Water District # 4
Louisburg, KS

(913) 377-2104