



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

F333

SELLER:

Stephen K Taylor and Linda G Taylor

PROPERTY:

12115 SE

West Road

Edgerton, MO 64444

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? 21 years How long have you owned? 21 years

Does SELLER currently occupy the Property? Yes ☒ No ☐

If "No", how long has it been since SELLER occupied the Property? _____ years/months

4. TYPE OF CONSTRUCTION. ☐ Manufactured ☐ Modular ☒ Conventional/Wood Frame

☐ Mobile☐ Other**5. 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? 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? 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? Yes ☐ No ☒

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

See Addendum

SKT LGT
SELLER SELLER

Initials

Initials

BUYER BUYER

9. 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: _____

10. 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? Yes ☒ No ☐

c. Is there a water softener on the Property? 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: N/A ☐ Yes ☒ No ☐
g. Is there a sewage pump on the septic system? Yes ☐ No ☒ d/k

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? 1/21 By whom? Residential Sewage Yes ☒ No ☐

j. Is there a sprinkler system? N/A ☐ Yes ☐ No ☒
Does sprinkler system cover full yard and landscaped areas?
If "No", explain in detail: Covers south side of house landscaping

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 ☐ PVC ☐ PEX ☐ Other _____
The location of the main water shut-off is: Basement by main furnace

m. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A ☐ Yes ☐ No ☒ d/k

If your answer to (k) in this section is "Yes", explain in detail or attach available documentation:

See Addendum Attached

gca gca
SELLER SELLER

Initials

Initials

BUYER

BUYER

11. 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. See Addendum attached
 2. See Addendum attached
- 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. See Addendum attached
 2. See Addendum attached
- 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. See Addendum attached
 2. See Addendum attached
- e. Are you aware of any problems regarding these items? Yes ☐ No ☒
 If "Yes", explain in detail:

12. ELECTRICAL SYSTEM.

- a. Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown
- b. Type of electrical panel(s): ☒ Breaker ☐ Fuse
 Location of electrical panel(s): main: 500th basement; fitness room: Closet by room
 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:

13. 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 contamination with radioactive or other hazardous material? Yes ☐ No ☒
- e. Any testing for any of the above-listed items on the Property? Yes ☐ No ☒
- f. Any professional testing/mitigation for radon on the Property? Yes ☐ No ☒
- g. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒
- h. Any other environmental issues? Yes ☐ No ☒
- i. Any controlled substances ever manufactured on the Property? Yes ☐ No ☒
- j. Any methamphetamine ever manufactured on the Property? Yes ☐ No ☒
- (In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

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

SUC
 SELLER

Initials

Initials

BUYER BUYER

14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

- a. The Property located outside of city limits? Yes ☒ No ☐
- b. Any current/pending bonds, assessments, or special taxes that apply to Property? Yes ☐ No ☒
If "Yes", what is the amount? \$ _____
- c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes ☐ No ☒
- d. Any defect, damage, proposed change or problem with any common elements or common areas? Yes ☐ No ☒
- e. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
- f. Any streets that are privately owned? Yes ☐ No ☒
- g. 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 ☒
- h. The Property being subject to tax abatement? Yes ☐ No ☒
- i. The Property being subject to a right of first refusal? Yes ☐ No ☒
If "Yes", number of days required for notice: _____
- j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
N/A ☐ Yes ☐ No ☒
- k. Any violations of such covenants and restrictions? N/A ☐ Yes ☐ No ☒
- l. 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 n/a in the amount of \$ _____ and payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to _____ and such incl _____

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: Property is in unincorporated Buchanan County

15. 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.

16. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any of the following? Yes ☐ No ☒
☐ 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 ☒
- 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 animals or pets residing in the Property during your ownership? Yes ☒ No ☐
- h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☒
- i. Missing keys for any exterior doors, including garage doors to the Property? Yes ☐ No ☒
List locks without keys _____
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- k. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- l. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒

SK SK
SELLER SELLER

Initials

Initials

BUYER BUYER

- 261 m. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- 262 n. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- 263 o. Any added insulation since you have owned the Property? Yes ☐ No ☒
- 264 p. Having replaced any appliances that remain with the Property in the
265 past five (5) years? Yes ☒ No ☐
- 266 q. Any transferable warranties on the Property or any of its
267 components? Yes ☐ No ☒
- 268 r. Having made any insurance or other claims pertaining to the Property
269 in the past five (5) years? Yes ☒ No ☐
- 270 If "Yes", were repairs from claim(s) completed? N/A ☐ Yes ☒ No ☐
- 271 s. Any use of synthetic stucco on the Property? Yes ☐ No ☒

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

273 *See Addendum attached*

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

275 Electric Company Name: _____ Phone # _____

276 Gas Company Name: _____ Phone # _____

277 Water Company Name: _____ Phone # _____

278 Trash Company Name: _____ Phone # _____

279 Other: *Alarm* _____ Phone # _____

280 Other: *See Addendum attached* _____ Phone # _____

281 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

282 Any technology or systems staying with the property? N/A ☐ Yes ☒ No ☐

283 If "Yes" list:

284 *United Fiber fiber optic Cable & Router, Alarm system,*

285 *Central Vacuum,*

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

287 **19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

288 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and

289 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for

290 what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in

291 Subparagraphs 1a and 1b of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1

292 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-

293 printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and

294 the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the

295 "Additional Inclusions" and/or the "Exclusions" in Paragraph 1a and/or 1b, all existing improvements on the Property

296 (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried,

297 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property,

298 including, but not limited to:

299 Attached and all bathroom mirrors Fireplace grates, screens, glass doors

300 Attached shelves, racks, towel bars *MASTER* Mounted entertainment brackets

301 *★* Attached lighting *but NOT BEDROOM* Plumbing equipment and fixtures

302 Attached floor coverings *BESIDE* Storm windows, doors, screens

303 Fences (including pet systems) *LAMPS* Window blinds, curtains, coverings

304 and window mounting components

305 *SLK* *SLK*

306 SELLER SELLER

307 Initials

308 Initials

309 *SLK* *SLK*

310 BUYER BUYER

OS Laundry - Washer
OS Laundry - Dryer
 ☐ Elec. ☐ Gas
MOUNTED ENTERTAINMENT EQUIPMENT

Item #1 TV
Location ~~LIBRARY~~
NS Item #2 TV
Location KITCHEN
Item #3 ~~TV MASTER BEDROOM~~
Location ~~???~~
OS Item #4 TV & TV ROOM
Location
NS Item #5 TV
Location FITNESS ROOM

OS Outside Cooking Unit #6 ~~TV~~
OS Propane Tank GUEST ROOM BASEMENT
 ☒ Owned ☐ Leased #7 ~~TV~~
OS Security System LOFT
 ☒ Owned ☐ Leased

OS Smoke/Fire Detector(s), # _____
NA Shed
NA Spa/Hot Tub
NA Spa/Sauna
NS Spa Equipment
OS Sprinkler System Auto Timer
L/K Sprinkler System Back Flow Valve
OS Sprinkler System (Components & Controls)
NS Statuary/Yard Art
NA Playset
OS Sump Pump INDOOR ENDLESS
OS Swimming Pool (Swimming Pool Rider Attached) POOL
OS Swimming Pool Heater
OS Swimming Pool Equipment
OS TV Antenna Receiver/Satellite Dish → See Addendum NS
 ☒ Owned ☐ Leased

OS Water Heater(s)
OS Water Softener and/or Purifier
 ☒ Owned ☐ Leased

Other _____
Other _____
Other _____
Other _____
Other _____
Other _____
Other _____
Other _____
Other _____
Other _____
Other _____

See addendum attached

Initials
BUYER | BUYER

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 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.

	2/8/2021		2-8-21
SELLER	DATE	SELLER	DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

- 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.
- 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.
- 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.
- I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
- 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

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 09/19. All previous versions of this document may no longer be valid. Copyright January 2020.

SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

RESIDENTIAL

February 8, 2021

This Addendum is attached to and made a part of the Seller's Disclosure and Condition of Property for the sale of 12115 SE West Road, Edgerton, MO 64444

1. Outbuildings and wooded areas are excluded from this Addendum. This Addendum applies only to the house and surrounding five acres, more or less.
2. Line 35 – About ten years ago during a storm the creek flowed over road. No more problems, however, after installation of concrete erosion mitigation improvements.
3. Line 38 – Boundary fencing not continuous and probably not cattle tight.
4. Line 44 – Wooded areas covered by separate land disclosure addendum.
5. Line 53 – New Timberline roof installed in 2009 following hail damage. Ryan Roofing was the contractor. Uncertain as to whether old shingles were removed.
6. Line 68 – Information about termite treatment: Sentricon System installed June, 2014. Annual inspections. Gunter Pest Control, KCMO 816-444-2847.
7. Line 106 -- The original siding was trade named Color Lock, a Masonite product recommended by both architect and contractor. Over time the siding proved to be unsatisfactory, and in 2014 all of the siding was removed and replaced with new siding. The new siding is a James Hardie product, a widely used material that was expensive, but very attractive, durable and long lasting. We've been very pleased.
8. Line 125 through 132 – Information about sewer and waste water system. Residential Sewage Treatment originally installed and continues to regularly service a three chambered chlorination and stirring system that discharges clean water.

9. Line 137 – the landscaping south of the house is sprinkled with controls located in the garage. Landscaping in other locations around the house is not sprinkled.
10. Line 150 -- Information about heating and air conditioning: The furnace serving the main part of the house was installed in 2013. The furnace for the loft over the garage was replaced in 2012. The furnace for the north master suite was replaced in 2018. (See also line 265.) Water heaters were replaced as follows: Loft 2000, Main 2011 and North 2011.
11. Line 264 – In the fall of 2017 while we were away from home, we believe the house experienced a low voltage surge of electricity, perhaps from a nearby lightning strike. As a result we had to replace a number of items including the sound system, central vacuum, wine fridge, thermostats and exterior lighting. The insurance claim was about \$13,000 all of which was spent on repairs. Double ovens in kitchen are new.
12. Line 265 – In 2018 a new north furnace and air conditioner was installed.
13. Line 268 – 270 – See Line 264 above.
14. Line 362 – double check whether freezer(s) go or stay.

All technology remains the property of the Seller and may be removed by Seller, including without limitation all Dish equipment, screens, Sonos system and wi-fi items.

All works of art remain the property of the Seller and may be removed by Seller, including without limitation the Ann Lindberg installation in the living room, the wire vine lady in the courtyard, the iron sculpture in the garden and the Tom Corbin statue in the courtyard.

Names and Addresses of local contractors:

W. C. Pence
Pence Heating and Cooling
Smithville, MO
816-532-0303

Taylor Plumbing
Smithville, MO
816-532-0737

Paul Norman
Norman Landcraft
Platte City, MO
816-858-2939

Ronnie Anderson
Road Gravel
816-721-4417

Water
PWSD #1 DeKalb County
Clarksdale, MO
816-393-5311

Propane
Ferrell Gas
Liberty, MO
816-464-2222

Electricity
Platte Clay Electric Cooperative
Kearney, MO
816-628-3121

Sewage Treatment
Residential Sewage Treatment
Grandview, MO
816-966-8885

Trash Pick Up
Waste Management of Missouri
Phoenix, AZ
800-631-3301

Alarm System
Security Equipment Inc.
2238 S. 156 Circle
Omaha, NE 68130
800-334-3272

Water Softener
Culligan Water Conditioning
5914 N. Belt Highway
St. Joseph, MO 64506
816-279-2826