

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

	, <u> </u>	Esther Schmitt (AS	P)
PROPER	TY:	16607 NE 121st Terrace, Kearney MO 640	60
1 NOT	ICE TO SELLER.		
		ossible when answering the questions in this disc	locure Attach additional ch
		le comments. <u>SELLER understands that the law i</u>	
		Property to prospective Buyer(s) and that failure	
		ERS are not relieved of this obligation. This dis	
		closures. Licensee(s), prospective buyers and be	
		was built prior to 1978, SELLER is required to	
Lead Bas	sed Paint Disclosure Adder	<u>ndum.</u>	
2 NOT	ICE TO BUYER.		
		nowledge of the Property as of the date signed b	ov SELLER and is not a sub
		hat BUYER may wish to obtain. It is not a warr	
		roker(s) or their licensees.	,,
,	.,	(-)	
3. OCC	UPANCY.		
Approxim	nate age of Property?	22 years How long have you owned? Property? SELLER occupied the Property? n/a	10 years
Does SE	LLER currently occupy the	Property?	Yes
If "No", h	ow long has it been since S	SELLER occupied the Property? n/a	years/months
	ER has never occupied the	e Property. SELLER to answer all questions to the	e best of SELLER'S knowle
		—	
4. TYPE	OF CONSTRUCTION.	Conventional/Wood Frame Modular	■ Manufactured
	l	Mobile Other	
5 I ANI	L CANTE DRAINAGE AN	Mobile Other.	
DISC	I OSLIDE ALSO \ ADE V	ID BOUNDARIES). <u>(IF RURAL OR VACANT LA</u>	AND, ATTACH SELLER'S I
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DISC a. /4 b. /4 c. /7 d. /4 e. /4 f. /4 j. /4 i. /4 m. /4 If any docu	LOSURE ALSO.) ARE YANY fill or expansive soil on any sliding, settling, earth in the Property?	ID BOUNDARIES). (IF RURAL OR VACANT LA YOU AWARE OF: In the Property? In thereof being located in a flood zone, wetlands eated in such as designated by FEMA which learns on the Property or adjacent properties? It is not the Property or adjacent properties? It is not the Property? It is not the Property	Yes

I		
	. Approximate Age: 10 years Unknown Type: Architectural asphalt	—,
	Have there been any problems with the roof, flashing or rain gutters?	
	If "Yes", what was the date of the occurrence? Have there been any repairs to the roof, flashing or rain gutters?	— _{Уаа} П N
(Deta of and company performing such repairs	Yes IN
(Date of and company performing such repairs/	— _{Уес} П N
•	If "Yes", was it: Complete or Partial	1631
	What is the number of layers currently in place?1layers orUnknown.	
ŀ	f any of the answers in this section are "Yes", explain in detail or attach all warranty info	rmation and o
(locumentation:	
7. 	NFESTATION. ARE YOU AWARE OF:	
í	. Any termites or other wood destroying insects on the Property?	Yes 🔲 N
	Any other pests including rodents, bats or other nuisance wildlife?	Yes 🔲 N
(Any damage to the Property by wood destroying insects or other pests?	Yes🔲 N
(Any termite, wood destroying insects or other pest control treatments on the 	
	Property in the last five (5) years?	
	If "Yes", list company, when and where treatedEcho performs quarterly treatments since purch	ase
•	Any current warranty, bait stations or other treatment coverage by a licensed	
	pest control company on the Property?	Yes ⊠ N
	If "Yes", the annual cost of service renewal is \$ and the time remaining on the	
	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.	•
	Quarterly pest control treatments have been performed on the property for the period of time that	I have owned
	Quarterly pest control treatments have been performed on the property for the period of time that property as a precaution.	I have owned
8. S	property as a precaution.	I have owned
-	property as a precaution. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF:	I have owned
-	property as a precaution. TRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. IRE YOU AWARE OF: I. Any movement, shifting, deterioration, or other problems with walls, foundations,	
3	property as a precaution. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. IRE YOU AWARE OF: I. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	
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i	property as a precaution. TRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF: Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	Yes ⊡ N Yes ☑ N
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	property as a precaution. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF: 1. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? 2. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? 3. Any corrective action taken including, but not limited to piering or bracing? 4. Any water leakage or dampness in the house, crawl space or basement? 5. Any dry rot, wood rot or similar conditions on the wood of the Property? 6. Any problems with windows or exterior doors? 6. Any problems with driveways, patios, decks, fences or retaining walls on the Property? 7. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? 8. Date of last use? 9. April 2025 9. Does the Property have a sump pump? 9. If "Yes", location: 9. Any repairs or other attempts to control the cause or effect of any problem described above? 1. Any of the answers in this section are "Yes", explain in detail or attach all warranty inforlocumentation: b. small cracks in garage floor but have not changed during ownership and do not allow a	Yes N Yes N Yes N Yes N Yes N Yes N A Yes N
	TRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. IRE YOU AWARE OF: I. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? I. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? I. Any corrective action taken including, but not limited to piering or bracing? I. Any water leakage or dampness in the house, crawl space or basement? I. Any problems with windows or exterior doors? I. Any problems with driveways, patios, decks, fences or retaining walls on the Property? II. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? II. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? II. Date of any repairs, inspection(s) or cleaning? II. April 2025 II. Does the Property have a sump pump? If "Yes", location: Any repairs or other attempts to control the cause or effect of any problem described above? If any of the answers in this section are "Yes", explain in detail or attach all warranty infor	Yes N Yes N Yes N Yes N Yes N Yes N A Yes N

	the Property?	Remodeled in 2021	res v i
b.	If "Yes", were all necessary permits and approvals	obtained, and was all work in	N/A I IV II N
	compliance with building codes?		
	If "No", explain in detail:		
	LUMBING RELATED ITEMS.		
a.	What is the drinking water source? 🗹 Public 🔲	Private Well Cistern Othe	er:
	If well water, state type depleted by the drinking water source is a well, has water be	pth diameter age	- N/A N
b.	If the drinking water source is a well, has water be	en tested for safety?	N/A M Yes∐ N
	If "Yes", when was the water last checked for safe	ty?(attach test result	is)
C.	Is there a water softener on the Property?	,	Yes N
	If "Yes", is it: ☐ Leased ☐ Owned?		v –
d.	Is there a water purifier system?		Yes N
_	If "Yes", is it: Leased Owned?	Doublie Course Dr. C. C.	
e.	What type of sewage system serves the Property	Public Sewer Private Sewer	irrata Cantin Ct
	Septic System, Number of Tanks 1	Cesspool Lagoon MOther Prince	ivate Septic System
f.	· + - · · · · · · · · · · · · · · · · ·		
	The location of the sewer line clean out trap is: Is there a sewage pump on the septic system?		
g.	I he location of the sewer line clean out trap is:	Northwest side of front y	yard
n.	is there a sewage pump on the septic system?		
i.	Is there a grinder pump system?	a continuous consensation conversa	Yes
J.	If there is a privately owned system, when was the		
le.	system last serviced? 3/2025?? By whom? Is there a sprinkler system?	Lake Area Water Waste Assoc	ciation
K.	Door aprinkler system cover full yard and landson	and areas?	
	Does sprinkler system cover full yard and landsca If "No", explain in detail:	ped areas?	N/ALL Yes
I.	Are you aware of any leaks, backups, or other pro	blome relating to any of the	
1.	plumbing, water, and sewage related systems?	blems relating to any or the	Voo □ N
m	Type of plumbing material currently used in the Pr		res _
	Copper Calvanized PVC PEY	Other	
	Copper Galvanized PVC PEX The location of the main water shut-off is:	hacement behind the het water	hantare
n	Is there a back flow prevention device on the lawn	enrinkling system	lieaters
11.	sewer or pool?	sprinkling system,	N/AD Vac D N
	Sewer or poor:		14/7 1 69 1
If v	your answer to (I) in this section is "Yes", explai	n in dotail or attach available	
	ocumentation:	ii iii detaii oi attacii avaiiabie	
	—	,	

a.	Does the Property have air conditioning?	Yes M N
	Does the Property have air conditioning?	
	Unit Age of Unit Leased Owned Location Last Date Serviced/By Whor	<u>n?</u>
		_
h	2. Does the Property have heating systems?	_
D.	□ Electric □ Fuel Oil ☑ Natural Gas ☑ Heat Pump □ Propane	165
	Fuel Tank Mother	
	Unit Age of Unit Leased Owned Location Last Date Serviced/By Whor	n?
	1. See Attachment	
	2.	
	Are there rooms without heat or air conditioning?	
	If "Yes", which room(s)?	V
a.	Electric Gas Solar Tankless	Yes w in
	Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By W	hom?
	1. See Attachment	HOIII:
e.	Are you aware of any problems regarding these items?	Yes□ N
	If "Yes", explain in detail:	
	See attachment for more info on HVAC and water heaters	
40 -	FOTDICAL CVCTEM	
	LECTRICAL SYSTEM.	
a.	Type of material used: ✓ Copper ☐ Aluminum ☐ Unknown Type of electrical panel(s): ✓ Breaker ☐ Fuse	
D.	Location of electrical panel(s): 2 in Basement-200amp, 1 in attic-60amp, 1 sub panel in outbuilding on	Mama broal
	Location of electrical pariet(s). 2 in basement-200amp, 1 in aftic-obamp, 1 sub pariet in outbuilding on s	buailly break
	Size of electrical panel(s) (total amps), if known:	
c	Size of electrical panel(s) (total amps), if known: Are you aware of any problem with the electrical system?	
C.	Size of electrical panel(s) (total amps), if known: Are you aware of any problem with the electrical system? If "Yes", explain in detail:	
	Are you aware of any problem with the electrical system? If "Yes", explain in detail:	
13. HA	Are you aware of any problem with the electrical system?	Yes □ N
13. HA a.	Are you aware of any problem with the electrical system? If "Yes", explain in detail:	Yes I
13. H <i>A</i> a. b.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property?	Yes N
13. HA a. b. c.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material?	Yes N
13. HA a. b. c.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property?	Yes N
13. HA a. b. c. d. e. f.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property?	Yes N
13. HA a. b. c. d. e. f. g.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property? Any professional mitigation system for radon on the Property?	Yes N
13. HA a. b. c. d. e. f. g.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property? Any professional mitigation system for radon on the Property? Any professional testing/mitigation for mold on the Property?	Yes N
13. HA a. b. c. d. e. f. g.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property? Any professional mitigation system for radon on the Property? Any professional testing/mitigation for mold on the Property? Any other environmental issues?	Yes N
13. HA a. b. c. d. e. f. g. h. i.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property? Any professional mitigation system for radon on the Property? Any professional testing/mitigation for mold on the Property? Any other environmental issues? Any controlled substances ever manufactured on the Property?	Yes N
13. HA a. b. c. d. e. f. g.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property? Any professional mitigation system for radon on the Property? Any professional testing/mitigation for mold on the Property? Any other environmental issues? Any controlled substances ever manufactured on the Property? Any methamphetamine ever manufactured on the Property?	Yes N
13. HA a. b. c. d. e. f. g. h. i.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property? Any professional mitigation system for radon on the Property? Any professional testing/mitigation for mold on the Property? Any other environmental issues? Any controlled substances ever manufactured on the Property? (In Missouri, a separate disclosure is required if methamphetamine or other controlled	Yes N Yes N
13. HA a. b. c. d. e. f. g. h. i.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property? Any professional mitigation system for radon on the Property? Any professional testing/mitigation for mold on the Property? Any other environmental issues? Any controlled substances ever manufactured on the Property? Any methamphetamine ever manufactured on the Property? (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	Yes N
13. HA a. b. c. d. e. f. g. h. i.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property? Any professional mitigation system for radon on the Property? Any professional testing/mitigation for mold on the Property? Any other environmental issues? Any controlled substances ever manufactured on the Property? (In Missouri, a separate disclosure is required if methamphetamine or other controlled	Yes N
13. HA a. b. c. d. e. f. g. h. i. j. k.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional mitigation system for radon on the Property? Any professional mitigation system for radon on the Property? Any professional testing/mitigation for mold on the Property? Any other environmental issues? Any controlled substances ever manufactured on the Property? (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.)	Yes N
13. HA a. b. c. d. e. f. g. h. i. j. k.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property? Any professional mitigation system for radon on the Property? Any professional testing/mitigation for mold on the Property? Any other environmental issues? Any controlled substances ever manufactured on the Property? Any methamphetamine ever manufactured on the Property? (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	Yes N
13. HA a. b. c. d. e. f. g. h. i. j. k.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property? Any professional mitigation system for radon on the Property? Any professional testing/mitigation for mold on the Property? Any other environmental issues? Any controlled substances ever manufactured on the Property? Any methamphetamine ever manufactured on the Property? (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.)	Yes N
13. HA a. b. c. d. e. f. g. h. i. j. k.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property? Any professional mitigation system for radon on the Property? Any professional testing/mitigation for mold on the Property? Any other environmental issues? Any controlled substances ever manufactured on the Property? Any methamphetamine ever manufactured on the Property? (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.)	Yes N
13. HA a. b. c. d. e. f. g. h. i. j. k.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property? Any professional mitigation system for radon on the Property? Any professional testing/mitigation for mold on the Property? Any other environmental issues? Any controlled substances ever manufactured on the Property? Any methamphetamine ever manufactured on the Property? (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.)	Yes N
13. HA a. b. c. d. e. f. g. h. i. j. k.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property? Any professional mitigation system for radon on the Property? Any professional testing/mitigation for mold on the Property? Any other environmental issues? Any controlled substances ever manufactured on the Property? Any methamphetamine ever manufactured on the Property? (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.)	Yes N
13. HA a. b. c. d. e. f. g. h. i. j. k.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property? Any professional mitigation system for radon on the Property? Any professional testing/mitigation for mold on the Property? Any other environmental issues? Any controlled substances ever manufactured on the Property? Any methamphetamine ever manufactured on the Property? (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.)	Yes N
13. HA a. b. c. d. e. f. g. h. i. j. k.	Are you aware of any problem with the electrical system? If "Yes", explain in detail: AZARDOUS CONDITIONS. ARE YOU AWARE OF: Any underground tanks on the Property? Any landfill on the Property? Any toxic substances on the Property (e.g. tires, batteries, etc.)? Any contamination with radioactive or other hazardous material? Any testing for any of the above-listed items on the Property? Any professional testing for radon on the Property? Any professional mitigation system for radon on the Property? Any professional testing/mitigation for mold on the Property? Any other environmental issues? Any controlled substances ever manufactured on the Property? Any methamphetamine ever manufactured on the Property? (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.)	Yes N

	IGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AV		
a.	The Property located outside of city limits?	Ye	s ⊻ No∟
b.	Any current/pending bonds, assessments, or special taxes that		
	apply to Property?	Ye	s∐ 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	s□ No ☑
d.	Any defect, damage, proposed change or problem with any		
	common elements or common areas?	Yes	
e.	Any condition or claim which may result in any change to assessments or fees?	Yes	s∏No ∏
f.	Any streets that are privately owned?	Yes	M _{NO}
q.	The Property being in a historic, conservation or special review district that		
9.	requires any alterations or improvements to the Property be approved by a		
	board or commission?	Vo	
h	The Property being subject to tax abatement?		
i.	The Property being subject to tax abatement? The Property being subject to a right of first refusal?		
1.		1 6	S INO V
	If "Yes", number of days required for notice:		
J.	The Property being subject to covenants, conditions, and restrictions of a	Va	
	Homeowner's Association or subdivision restrictions?	Ye:	
k.	Any violations of such covenants and restrictions?	N/ALYes	S∐ NOM
1.	The Homeowner's Association imposing its own transfer fee and/or	N1/A [] X	
	initiation fee when the Property is sold?	N/A L Yes	S∐NO M
	If "Yes", what is the amount? \$	• -	
m.	The Property being subject to a Homeowners Association fee?	Ye	s∐ No ⊻ I
	If "Yes", Homeowner's Association dues are paid in full until in the	he amount of	
	\$payableyearlysemi-annuallymonthlyquarterly, sen	t to:	
		and su	ch includes
	Homeowner's Association/Management Company contact name, phone number, we	ebsite, or email a	iddress:
	Homeowner's Association/Management Company contact name, phone number, we	ebsite, or email a	nddress:
n.	Homeowner's Association/Management Company contact name, phone number, we have a secondary Master Community Homeowners Association/Management Company contact name, phone number, we have a secondary Master Community Homeowners Association/Management Company contact name, phone number, we have a secondary Master Community Homeowners Association/Management Company contact name, phone number, we have a secondary Master Community Homeowners Association/Management Company contact name, phone number, we have a secondary Master Community Homeowners Association/Management Company contact name, phone number, we have a secondary Master Community Homeowners Association (No. 1).		
		iation fee? Yes	□No □
If a	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	iation fee? Yes	□No □
If a	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS.	iation fee? Yes	□No □
If a	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	iation fee? Yes	□ No □ umentation
If a 5. PR 6. OT a.	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	iation fee? Yes	□ No □ umentation □ No ☑ □ No ☑
PROT a.	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	iation fee? Yes	□ No □ umentation □ No ☑ □ No ☑
If a	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	iation fee? Yes tach other docu	No No
If a	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways	iation fee? Yes tach other docu Yes	No N
If a	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	iation fee? Yes tach other docu Yes	No N
PF OT a. b. c. d.	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	iation fee? Yes tach other docu Yes Yes Yes Yes Yes	No N
If a	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	iation fee? Yes tach other docu Yes Yes Yes Yes Yes	No N
If a	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	iation fee? Yes tach other docu Yes Yes Yes Yes Yes Yes	No N
o. OT a. b. c. d. e.	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any liens, other than mortgage(s)/deeds of trust currently on the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property?	iation fee? Yes tach other docu Yes Yes Yes Yes Yes Yes Yes	No N
If a 5. PF 6. OT a. b. c. d. e. f.	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at the answers in this section are "Yes" (except m), explain in detail or at the answers in this section are "Yes" (except m), explain in detail or at the answers in this section are "Yes" (except m), explain in detail or at the answers in this section are "Yes" (except m), explain in detail or at the answers in this section are "Yes" (except m), explain in detail or at the answers in this section are "Yes" (except m), explain in detail or at the answers in this section are "Yes" (except m), explain in detail or at the answers in this section are "Yes" (except m), explain in detail or at the answers in the answers in the section are "Yes" (except m), explain in detail or at the answers in this section at the answers in the section are "Yes" (except m), explain in detail or at the answers in the section are "Yes" (except m), explain in detail or at the answers in this section are "Yes" (except m), explain in detail or at the answers in the section are "Yes" (except m), explain in detail or at the answers in the section are "Yes" (except m), explain in detail or at the answers in the section are "Yes" (except m), explain in detail or at the answers in the section are "Yes" (except m), explain in detail or at the answers in the section are "Yes" (except m), explain in detail or at the answers in the section are "Yes" (except m), explain in detail or at the section are "Yes" (except m), explain in detail or at the section are "Yes" (except m), explain in detail or at the section are "Yes" (except m), explain in detail or at the section are "Yes" (except m), explain in detail or at the section are "Yes" (except m), explain in detail or at the section are "Yes" (except m), explain in detail or at the section are "Yes" (except m), explain in detail or at the section are "Yes" (except m), explain in detail or at the section are "Yes" (except m), explain in detail or a	iation fee? Yes tach other docu Yes Yes Yes Yes Yes Yes Yes Ye	No N
If a 5. PF 6. OT a. b. c. d. e. f.	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at a secondary Master Community Homeowners Associated in the last twelve (12) months? Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Any iolations of laws or regulations affecting the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Any animals or pets residing in the Property during your ownership? Any general stains or pet stains to the carpet, the flooring or sub-flooring?	iation fee? Yes tach other docu Yes Yes Yes Yes Yes Yes Yes Ye	No Interest No Int
If a 5. PF 6. OT a. b. c. d. e. f.	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any liens, other than mortgage(s)/deeds of trust currently on the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Any animals or pets residing in the Property during your ownership? Any general stains or pet stains to the carpet, the flooring or sub-flooring? Missing keys for any exterior doors, including garage doors to the Property?	iation fee? Yes tach other docu Yes Yes Yes Yes Yes Yes Yes Ye	No Interest No Int
5. PF 6. OT a. b. c. d. e. f.	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any liens, other than mortgage(s)/deeds of trust currently on the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property during your ownership? Any animals or pets residing in the Property during your ownership? Any general stains or pet stains to the carpet, the flooring or sub-flooring? Missing keys for any exterior doors, including garage doors to the Property? List locks without keys Front door, side deck door	iation fee? Yes tach other docu Yes Yes Yes Yes Yes Yes Yes Ye	No Inmentation No Inmentation No Inmentation No Inmentation No Inmentation
5. PF 6. OT a. b. c. d. e. f. j.	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	iation fee? Yes tach other docu Yes Yes Yes Yes Yes Yes Yes Ye	No N
If a 5. PF 6. OT a. b. c. d. e. f. j.	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any liens, other than mortgage(s)/deeds of trust currently on the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property during your ownership? Any animals or pets residing in the Property during your ownership? Any general stains or pet stains to the carpet, the flooring or sub-flooring? Missing keys for any exterior doors, including garage doors to the Property? List locks without keys Front door, side deck door	iation fee? Yes tach other docu Yes Yes Yes Yes Yes Yes Yes Ye	No N
5. PF 6. OT a. b. c. d. e. f. g. h. i.	The Property being subject to a secondary Master Community Homeowners Associany of the answers in this section are "Yes" (except m), explain in detail or at REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any lire damage to the Property? Any ilens, other than mortgage(s)/deeds of trust currently on the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Any animals or pets residing in the Property during your ownership? Any general stains or pet stains to the carpet, the flooring or sub-flooring? Missing keys for any exterior doors, including garage doors to the Property? List locks without keys Front door, side deck door Any unrecorded interests affecting the Property?	resultation fee? Yes Itach other documents Yes Yes Yes Yes Yes Yes Yes Y	No N
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I.	Anything that would interfere	with giving clear title to the BUYE	R?	Yes No √
m	Any existing or threatened led	gal action pertaining to the Proper	tv2	Yes No
n	Any litigation or cottlement no	ertaining to the Property?	ty :	Voc
	Any added insulation since yo			Yes ⊡ No
p.	Having replaced any appliance	ces that remain with the Property i	in the	
	past five (5) years?			Yes ⊻ No ∟
q.	Any transferable warranties o	n the Property or any of its		
•				Yes No ✓
r.	Having made any insurance of	or other claims pertaining to the P	roperty	
	in the past five (5) years?	g to an or	· opolity	Vac No Z
	If "Ves" were repairs from cla	aim(s) completed?		N/A ZVes No
_	Any use of synthetic studes of	n the Property?		Voc No.
ъ.	Any use of synthetic stucco o	if the Property?		
ıs a	any of the encuers in this co	otion are "Vee" explain in detai	:1.	
11 6	any or the answers in this sec	ction are "Yes", explain in detai	11.	
	n all kitchen ann	g. one or two dogs from 20 pliances and basement bar appliance	119-2024	the last 5 years
	p. an kitchen app	marices and basement bar appliant	les are new within	tile last 3 years
_				
7. UT		d phone number for utilities listed		0.4.0.000.5.1.7.1
	Electric Company Name:		Phone #	816-628-3121
	Gas Company Name:	Spire Gas	Phone #	800-582-1234
	Water Company Name:	PWSD #6 Clay County	Phone #	816-628-3220
	Trash Company Name:	Platte Valley Sanitation	Phone #	816-746-8619
	Other:		Phone #	
	Other:		Phone #	
	- · · · · · · · · · · · · · · · · · · ·			
8. EL	ECTRONIC SYSTEMS AND C	OMPONENTS.		
		g with the Property?		N/A Tyes T No T
- 11	Yes" list:	g		
- -	Yes" list:			
	House is equipped w	rith Smart Home System includ	ling full home in	terior and exterior
"	House is equipped w		ling full home in	terior and exterior
	House is equipped w audio/visual/s	rith Smart Home System includ ecurity system. Security system	ling full home in and wifi in the	terior and exterior outbuilding.
	House is equipped w audio/visual/s	rith Smart Home System includ	ling full home in and wifi in the	terior and exterior outbuilding.
Up	House is equipped w audio/visual/so on Closing SELLER will provide	rith Smart Home System include ecurity system. Security system e BUYER with codes and passwo	ling full home in and wifi in the ords, or items will b	terior and exterior outbuilding.
Up-	House is equipped waudio/visual/soon Closing SELLER will provide	with Smart Home System include ecurity system. Security system e BUYER with codes and passwo	ling full home in and wifi in the ords, or items will b	terior and exterior outbuilding. De reset to factory settings.
Up: 1 9. FIX Th:	House is equipped waudio/visual/soon Closing SELLER will provide CTURES, EQUIPMENT AND A e Residential Real Estate Sa	with Smart Home System include ecurity system. Security system e BUYER with codes and passwork period (FILL IN ALL BLANGE) le Contract, including this parage	ling full home in and wifi in the ords, or items will bulks). graph of the resi	terior and exterior outbuilding. De reset to factory settings. dential Seller's Disclosure and
Up: 1 9. FIX Th:	House is equipped waudio/visual/soon Closing SELLER will provide CTURES, EQUIPMENT AND A e Residential Real Estate Sa	with Smart Home System include ecurity system. Security system e BUYER with codes and passwo	ling full home in and wifi in the ords, or items will bulks). graph of the resi	terior and exterior outbuilding. De reset to factory settings. dential Seller's Disclosure and
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Fill in all blanks using one of the abbreviations listed below.

324

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"OS" = Operating and Staying with the Property (any item that is performing its intended function).
325
          "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
326
327
                   Condition.
328
          "NA" = Not applicable (any item not present).
          "NS" = Not staying with the Property (item should be identified as "NS" below.)
329
330
331
332
       NA Air Conditioning Window Units, #
                                                                      NS Laundry - Washer
333
       os Air Conditioning Central System
                                                                      NS Laundry - Dryer
334
       NA Attic Fan
                                                                           x Elec.
                                                                                       Gas
335
        os Ceiling Fan(s), # 9
                                                                      MOUNTED Entertainment Equipment
336
       NA Central Vac and Attachments
                                                                          NS TV, Location
                                                                                                    TV Family Room
337
        1 Closet Systems, Location
                                                                          NS TV, Location
                                           Back Bedroom
                                                                                                    TV Back Bedroom
       os Camera-Surveillance Equipment
                                                                          os TV, Location
338
                                                                                                  Mount in Family Room
                                                                          os TV, Location
339
       os Doorbell
                                                                                                 Mount in Back Bedroom
340
       NA Electric Air Cleaner or Purifier
                                                                          os Speakers, Location
                                                                                                       Throughout house
341
       NA Electric Car Charging Equipment
                                                                              Speakers, Location
                                                                          OS
                                                                                                      Exterior around pool
342
        6 Exhaust Fan(s) – Baths
                                                                          os Other/Location
                                                                                                  Cameras around exterior
343
       EX Fences – Invisible & Controls
                                                                          os Other/Location
                                                                                                TV and Mount in exercise room
344
       Fireplace(s), #
                                                                              Other/Location
345
           Location #1 Family Room Location #2
                                                                              Other/ Location
                                                   Basement
346
                                     NA Chimney
                                                                      NS Outside Cooking Unit
            os Chimney
            os Gas Logs
                                     os Gas Logs
347
                                                                      NA Propane Tank
            os Gas Starter
                                                                             Owned __Leased
348
                                     os Gas Starter
349
            NA Heat Re-circulator
                                     NA Heat Re-circulator
                                                                      os Security System
350
            NA Insert
                                     NA Insert
                                                                          y Owned Leased
351
            NA Wood Burning
                                     NA Wood Burning
                                                                      os Smoke/Fire Detector(s), # 5
352
            NA Other
                                     NA Other
                                                                      NA Shed(s), #
353
       NA Fountain(s)
                                                                      os Spa/Hot Tub
        os Furnace/Heat Pump/Other Heating System
354
                                                                      NA Spa/Sauna
                                                                      NA Spa/Sauna 10/14/25
NA Spa Equipment op verified
355
       os -2 Garage Door Keyless Entry
       os Garage Door Opener(s), # 4
                                                                      OS Sprinkler System Auto Timer
356
357
        os Garage Door Transmitter(s), # 3
                                                                      os Sprinkler System Back Flow Valve
       NA Generator
                                                                      OS Sprinkler System (Components & Controls)
358
359
       os Humidifier
                                                                      NA Statuary/Yard Art
                                                                      NA Swing set/Playset
360
       NA Intercom
361
       NA Jetted Tub
                                                                      NA Sump Pump(s), #
362
       KITCHEN APPLIANCES
                                                                      os Swimming Pool (Swimming Pool Rider Attached)
                                                                      OS Swimming Pool Heater
363
       Cooking Unit
           NA Stove/Range
364
                                                                      os Swimming Pool Equipment
                                                                      OS TV Antenna/Receiver/Satellite Dish
365
                   Elec.
                            Gas
                                    Convection
366
           os Built-in Oven
                                                                                        Leased
                                                                           y Owned
                                                                      os Water Heater(s)
367
                2 Elec.
                           Gas
                                    Convection
368
           OS \overline{\text{Cooktop}} 1 Elec.
                                     Gas
                                                                      NA Water Softener and/or Purifier
369
           NS Microwave Oven
                                                                             Owned
                                                                                        Leased
                                                                      NA Wood Burning Stove
370
       os Dishwasher
371
       os Disposal
                                                                      NA Yard Light
372
       NA Freezer
                                                                              Elec.
                                                                                       Gas
                                                                      NA Boat Dock, ID#
373
           Location
374
       os Refrigerator (#1)
                                                                      EX Other
                                                                                       Basement Washer/Dryer
375
           Location
                                                                      EX Other Remote Control/Pull Cord Window Blinds
                             Kitchen
376
                                                                      OS Other Projection TV And Projector in basement
       NA Refrigerator (#2)
                                                                      NS Other
377
           Location
                                                                                     Floral Draperies In Bedroom
       NA Trash Compactor
378
                                                                      OS Other Paint/Tile/Grout/Carpet & Household Materials
                             Initials
                                                                                           Initials
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BUYER

Disclose any material information fully revealed above. If applicable involves any other	e, state who did the worl	k. Attach to this	disclosure	any repair		
invoices, notices or other	documents describing	or referring	to the	matters	revealeu	nereii
The undersigned SELLER repre Disclosure Statement is accurate a guarantee of any kind. SELLER prospective BUYER of the Proper assisting the SELLER, in writin assisting the SELLER will promand BUYER initial and date ar pages).	and complete. SELLER d R hereby authorizes the ty and to real estate broke g, if any information in ptly notify Licensee ass	oes not intend the Licensee assisting and licensees this disclosure isting the BUYE	s Disclosure ng SELLER . SELLER changes pr R, in writing	e Statement to provide will promp ior to Clos g, of such o	to be a wa this inforn tly notify L sing, and L changes. (arranty c nation t _icense _icense
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