



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

1 **SELLER:** _____

2 **PROPERTY:** _____

3

4 **1. NOTICE TO SELLER.**

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

10

11 **2. NOTICE TO BUYER.**

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

15

16 **3. OCCUPANCY.**

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

20

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

- 23 a. Any fill or expansive soil on the Property? Yes No
- 24 b. Any sliding, settling, earth movement, upheaval or earth stability problems
25 on the Property? Yes No
- 26 c. The Property or any portion thereof being located in a flood zone, wetlands
27 area or **proposed** to be located in such as designated by FEMA which
28 requires flood insurance? Yes No
- 29 d. Any drainage or flood problems on the Property or adjacent properties? Yes No
- 30 e. Any flood insurance premiums that you pay? Yes No
- 31 f. Any need for flood insurance on the Property? Yes No
- 32 g. Any boundaries of the Property being marked in any way? Yes No
- 33 h. The Property having had a stake survey? Yes No
- 34 i. Any encroachments, boundary line disputes, or non-utility easements
35 affecting the Property? Yes No
- 36 j. Any fencing on the Property? Yes No
- 37 If "Yes", does fencing belong to the Property? N/A Yes No
- 38 k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No
- 39 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No
- 40 m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes No

41

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

44 _____

45 _____

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5. ROOF.

- a. Approximate Age: _____ years Unknown Type: _____
- b. Have there been any problems with the roof, flashing or rain gutters? Yes No
If "Yes", what was the date of the occurrence? _____
- c. Have there been any repairs to the roof, flashing or rain gutters? Yes No
Date of and company performing such repairs _____ / _____
- d. Has there been any roof replacement? Yes No
If "Yes", was it: Complete or Partial
- e. What is the number of layers currently in place? _____ layers or Unknown.

If any of the answers in this section are "Yes", explain in detail 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? 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? 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? 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: _____
- 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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143 **10. HEATING AND AIR CONDITIONING.**

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

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

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

147 1. _____

148 2. _____

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

150 Electric Fuel Oil Natural Gas Heat Pump Propane

151 Fuel Tank Other _____

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

153 1. _____

154 2. _____

155 c. Are there rooms without heat or air conditioning? Yes No

156 _____

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

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

159 Electric Gas Solar Tankless

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

161 1. _____

162 2. _____

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

164 If "Yes", explain in detail: _____

165 _____

166 _____

167 _____

168 **11. ELECTRICAL SYSTEM.**

169 a. Type of material used: Copper Aluminum Unknown

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

171 Location of electrical panel(s): _____

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

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

174 If "Yes", explain in detail: _____

175 _____

176 _____

177 _____

178 **12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

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

180 b. Any landfill on the Property? Yes No

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

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

183 e. Any professional testing/mitigation for radon on the Property? Yes No

184 f. Any professional testing/mitigation for mold on the Property? Yes No

185 g. Any other environmental issues? Yes No

186 h. Any methamphetamine or controlled substances ever being

187 used or manufactured on the Property? Yes No

188 **(In Missouri, a separate disclosure is required if methamphetamine or**

189 **other controlled substances have been present on or in the Property.)**

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

192 **documentation:** _____

193 _____

194 _____

195 _____

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- 196 **13. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**
 197 **a.** Any current/pending bonds, assessments, or special taxes that
 198 apply to Property? Yes No
 199 If "Yes", what is the amount? \$ _____
 200 **b.** Any condition or proposed change in your neighborhood or surrounding
 201 area or having received any notice of such? Yes No
 202 **c.** Any defect, damage, proposed change or problem with any
 203 common elements or common areas? Yes No
 204 **d.** Any condition or claim which may result in any change to assessments or fees? Yes No
 205 **e.** Any streets that are privately owned? Yes No
 206 **f.** The Property being in a historic, conservation or special review district that
 207 requires any alterations or improvements to the Property be approved by a
 208 board or commission? Yes No
 209 **g.** The Property being subject to tax abatement? Yes No
 210 **h.** The Property being subject to a right of first refusal? Yes No
 211 If "Yes", number of days required for notice: _____
 212 **i.** The Property being subject to covenants, conditions, and restrictions of a
 213 Homeowner's Association or subdivision restrictions? Yes No
 214 **j.** Any violations of such covenants and restrictions? N/A Yes No
 215 **k.** The Homeowner's Association imposing its own transfer fee and/or
 216 initiation fee when the Property is sold? N/A Yes No
 217 If "Yes", what is the amount? \$ _____

218 Homeowner's Association dues are paid in full until _____ in the amount of \$ _____
 219 payable yearly semi-annually monthly quarterly, sent to _____ and such
 220 includes: _____
 221 Homeowner's Association/Management Company contact name, phone number, website, or email address:
 222 _____
 223 _____
 224 _____
 225 _____

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

231 **14. PREVIOUS INSPECTION REPORTS.**

- 232 Has Property been inspected in the last twelve (12) months? Yes No
 233 If "Yes", a copy of inspection report(s) are available upon request.
 234

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

- 236 **a.** Any of the following?
 237 Party walls Common areas Easement Driveways Yes No
 238 **b.** Any fire damage to the Property? Yes No
 239 **c.** Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
 240 **d.** Any violations of laws or regulations affecting the Property? Yes No
 241 **e.** Any other conditions that may materially affect the value
 242 or desirability of the Property? Yes No
 243 **f.** Any other condition, including but not limited to financial, that may prevent
 244 you from completing the sale of the Property? Yes No
 245 **g.** Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
 246 **h.** Missing keys for any exterior doors, including garage doors to the Property? Yes No
 247 List locks without keys _____
 248 **i.** Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
 249 **j.** Any unrecorded interests affecting the Property? Yes No
 250 **k.** Anything that would interfere with giving clear title to the BUYER? Yes No

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- 251 I. Any existing or threatened legal action pertaining to the Property? Yes No
- 252 m. Any litigation or settlement pertaining to the Property? Yes No
- 253 n. Any added insulation since you have owned the Property? Yes No
- 254 o. Having replaced any appliances that remain with the Property in the
- 255 past five (5) years? Yes No
- 256 p. Any transferable warranties on the Property or any of it
- 257 components? Yes No
- 258 q. Having made any insurance or other claims pertaining to the Property
- 259 in the past five (5) years? Yes No
- 260 If "Yes", were repairs from claim(s) completed?..... N/A Yes No
- 261 r. Any use of synthetic stucco on the Property? Yes No
- 262

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

264 _____

265 _____

266 _____

267 **16. UTILITIES.** Identify the name and phone number for utilities listed below.

268 Electric Company Name: _____ Phone # _____

269 Gas Company Name: _____ Phone # _____

270 Water Company Name: _____ Phone # _____

271

272 **17. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

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

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

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

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

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

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

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

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

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

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

283 including, but not limited to:

284

- | | | |
|--------------------------------------|---------------------------------|------------------------------------|
| 285 Bathroom mirrors | Lighting and light fixtures | Shelving, racks and towel bars |
| 286 Fences | Mounted entertainment brackets | (if attached) |
| 287 Fireplace grates, screens and/or | Other mirrors (if attached) | Storm windows, doors & screens |
| 288 glass doors (if attached) | Plumbing equipment and fixtures | Window blinds, curtains, coverings |
| 289 Floor coverings (if attached) | | and mounting components |

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290 **Fill in all blanks using one of the abbreviations listed below.**
 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.)**
 296

297
 298 ___ Air Conditioning Window Units, # ___
 299 ___ Air Conditioning Central System
 300 ___ Attic Fan
 301 ___ Ceiling Fan(s), # ___
 302 ___ Central Vac and Attachments
 303 ___ Doorbell
 304 ___ Electric Air Cleaner or Purifier
 305 ___ Exhaust Fan(s) – Baths
 306 ___ Fences – Invisible & Controls
 307 Fireplace(s), # ___
 308 Location #1 _____ Location #2 _____
 309 ___ Chimney ___ Chimney
 310 ___ Gas Logs ___ Gas Logs
 311 ___ Gas Starter ___ Gas Starter
 312 ___ Heat Re-circulator ___ Heat Re-circulator
 313 ___ Insert ___ Insert
 314 ___ Wood Burning Stove ___ Wood Burning Stove
 315 ___ Other ___ Other
 316 ___ Fountain(s)
 317 ___ Furnace/Heat Pump/Other Htg System
 318 ___ Garage Door Keyless Entry
 319 ___ Garage Door Opener(s), # ___
 320 ___ Garage Door Transmitter(s), # ___
 321 ___ Gas Yard Light
 322 ___ Humidifier
 323 ___ Intercom
 324 ___ Jetted Tub
 325 **KITCHEN APPLIANCES**
 326 Cooking Unit
 327 ___ Cooktop ___ Elec. ___ Gas
 328 ___ Microwave Oven
 329 ___ Oven
 330 ___ Elec. ___ Gas ___ Convection
 331 ___ Stove/Range
 332 ___ Elec. ___ Gas ___ Convection
 333 ___ Dishwasher
 334 ___ Disposal
 335 ___ Freezer
 336 Location _____
 337 ___ Ice maker
 338 ___ Refrigerator (#1)
 339 Location _____
 340 ___ Refrigerator (#2)
 341 Location _____
 342 ___ Trash Compactor

___ Laundry - Washer
 ___ Laundry - Dryer
 ___ Elec. ___ Gas
MOUNTED ENTERTAINMENT EQUIPMENT
 ___ Item #1 _____
 Location _____
 ___ Item #2 _____
 Location _____
 ___ Item #3 _____
 Location _____
 ___ Item #4 _____
 Location _____
 ___ Outside Cooking Unit
 ___ Propane Tank
 ___ Owned ___ Leased
 ___ Security System
 ___ Owned ___ Leased
 ___ Smoke/Fire Detector(s), # ___
 ___ Spa/Hot Tub
 ___ Spa/Sauna
 ___ Spa Equipment
 ___ Sprinkler System Auto Timer
 ___ Sprinkler System Back Flow Valve
 ___ Sprinkler System (Components & Controls)
 ___ Statuary/Yard Art
 ___ Sump Pump
 ___ Swimming Pool
 ___ Swimming Pool Heater
 ___ Swimming Pool Equipment
 ___ TV Antenna/Receiver/Satellite Dish
 ___ Owned ___ Leased
 ___ Water Softener and/or Purifier
 ___ Owned ___ Leased
 ___ Other _____
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343 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
344 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
345 invoices, notices or other documents describing or referring to the matters revealed herein:
346 _____
347 _____
348 _____

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

358
359 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
360 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
361 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
362

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367 _____
368 **SELLER** **DATE** **SELLER** **DATE**

369 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 370
371 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
372 and SELLER need only make an honest effort at fully revealing the information requested.
373 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents
374 concerning the condition or value of the Property.
375 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker
376 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.
377 I have been specifically advised to have Property examined by professional inspectors.
378 4. I acknowledge neither SELLER nor Broker is an expert at detecting or repairing physical defects in Property.
379 5. I specifically represent there are no important representations concerning the condition or value of Property made by
380 SELLER or Broker on which I am relying except as may be fully set forth in writing and signed by them.

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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 this 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 08/15. All previous versions of this document may no longer be valid. Copyright January 2016.