



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

SELLER: William A Floerke

PROPERTY: 5916 N. Michigan Pl, Gladstone, Mo 64118

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? 61 years How long have you owned? 1 month
Does SELLER currently occupy the Property? Seller is executor for estate Yes No
If "No", how long has it been since SELLER occupied the Property? n/a years/months

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

- a. Any fill or expansive soil on the Property? Yes No
b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes No
c. The Property or any portion thereof being located in a flood zone, wetlands area or proposed to be located in such as designated by FEMA which requires flood insurance? Yes No
d. Any drainage or flood problems on the Property or adjacent properties? Yes No
e. Any flood insurance premiums that you pay? Yes No
f. Any need for flood insurance on the Property? Yes No
g. Any boundaries of the Property being marked in any way? Yes No
h. The Property having had a stake survey? 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:
g. fence

Initials SELLER SELLER Initials BUYER BUYER

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5. ROOF.

- a. Approximate Age: _____ years Unknown Type: _____ Yes No
- 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: See some patching

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: 7a. normal settling 7b. ceiling in Living Room City of Gladstone Inspector stated "Cosmetic"

NAF Initials _____ Initials _____
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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: unknown
- 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 PVC PEX Other unknown
The location of the main water shut-off is: unknown
- 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: _____

UN Initials _____ Initials _____
SELLER SELLER BUYER BUYER

144 10. HEATING AND AIR CONDITIONING.

- 145 a. Does the Property have air conditioning? Yes No
- 146 Central Electric Central Gas Heat Pump Window Unit(s)
- 147 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
- 148 1. Unknown
- 149 2. _____
- 150 b. Does the Property have heating systems? Yes No
- 151 Electric Fuel Oil Natural Gas Heat Pump Propane
- 152 Fuel Tank Other _____
- 153 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
- 154 1. Unknown
- 155 2. _____
- 156 c. Are there rooms without heat or air conditioning? Yes No
- 157 _____
- 158 If "Yes", which room(s)? _____
- 159 d. Does the Property have a water heater? Yes No
- 160 Electric Gas Solar Tankless
- 161 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
- 162 1. Unknown
- 163 2. _____
- 164 e. Are you aware of any problems regarding these items? Yes No
- 165 If "Yes", explain in detail: _____
- 166 _____
- 167 _____

168 11. ELECTRICAL SYSTEM.

- 169 a. Type of material used: Copper Aluminum Unknown
- 170 b. Type of electrical panel(s): Breaker Fuse Unknown
- 171 Location of electrical panel(s): Unknown
- 172 Size of electrical panel (total amps), if known: Unknown
- 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.)
- 190
- 191

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

193 documentation: _____

194 MAF Initials

195 Initials _____

- 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

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

222 Homeowner's Association/Management Company contact name, phone number, website, or email address:
 223 _____
 224 *No HOA.*
 225 _____
 226 _____

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

DAF Initials _____ Initials _____
 SELLER SELLER BUYER BUYER

- 251 l. 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 its
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: _____

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

269 Electric Company Name: THU Co. to Provide Phone # _____

270 Gas Company Name: _____ Phone # _____

271 Water Company Name: _____ Phone # _____

272 Trash Company Name: _____ Phone # _____

273 Other: _____ Phone # _____

274 Other: _____ Phone # _____

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

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

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|-----|----------------------------------|---------------------------------|------------------------------------|
| 288 | | | |
| 289 | Bathroom mirrors | Lighting and light fixtures | Shelving, racks and towel bars |
| 290 | Fences | Mounted entertainment brackets | (if attached) |
| 291 | Fireplace grates, screens and/or | Other mirrors (if attached) | Storm windows, doors & screens |
| 292 | glass doors (if attached) | Plumbing equipment and fixtures | Window blinds, curtains, coverings |
| 293 | Floor coverings (if attached) | | and mounting components |

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Initials

Initials

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294 **Fill in all blanks using one of the abbreviations listed below.**

295 "OS" = Operating and Staying with the Property (any item that is performing its intended function).

296 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
297 Condition.

298 "NA" = Not applicable (any item not present).

299 "NS" = Not staying with the Property (item should be identified as "NS" below.)

300
301
302 NA Air Conditioning Window Units, # ___
303 OS Air Conditioning Central System

304 NA Attic Fan
305 NA Ceiling Fan(s), # ___
306 NA Central Vac and Attachments

307 NA Doorbell
308 NA Electric Air Cleaner or Purifier

309 NA Exhaust Fan(s) - Baths
310 NA Fences - Invisible & Controls

311 Fireplace(s), # NA
312 Location #1 _____ Location #2 _____

313 ___ Chimney _____ Chimney
314 ___ Gas Logs _____ Gas Logs

315 ___ Gas Starter _____ Gas Starter
316 ___ Heat Re-circulator _____ Heat Re-circulator

317 ___ Insert _____ Insert
318 ___ Wood Burning Stove _____ Wood Burning Stove

319 ___ Other _____ Other
320 NA Fountain(s)

321 OS Furnace/Heat Pump/Other Htg System

322 OS Garage Door Keyless Entry

323 OS Garage Door Opener(s), # ___

324 OS Garage Door Transmitter(s), # ___

325 NA Gas Yard Light

326 NA Humidifier

327 NA Intercom

328 NA Jetted Tub

329 KITCHEN APPLIANCES

330 Cooking Unit
331 ___ Cooktop ___ Elec. ___ Gas

332 NA Microwave Oven

333 ___ Oven
334 ___ Elec. ___ Gas ___ Convection

335 NA Stove/Range
336 Elec. ___ Gas ___ Convection

337 OS Dishwasher

338 OS Disposal

339 NA Freezer

340 Location _____

341 NA Ice maker

342 NA Refrigerator (#1)

343 Location _____

344 NA Refrigerator (#2)

345 Location _____

346 NA Trash Compactor

NA Laundry - Washer

NA Laundry - Dryer

___ Elec. ___ Gas

MOUNTED ENTERTAINMENT EQUIPMENT

___ Item #1 _____

Location _____

___ Item #2 _____

Location NA _____

___ Item #3 _____

Location _____

___ Item #4 _____

Location _____

NA Outside Cooking Unit

NA Playset

NA Propane Tank

___ Owned ___ Leased

NA Security System

___ Owned ___ Leased

NA Shed

___ Smoke/Fire Detector(s), # ___

NA Spa/Hot Tub

NA Spa/Sauna

Spa Equipment

NA Sprinkler System Auto Timer

NA Sprinkler System Back Flow Valve

NA Sprinkler System (Components & Controls)

NA Statuary/Yard Art

NA Sump Pump

NA Swimming Pool

NA Swimming Pool Heater

NA Swimming Pool Equipment

NA TV Antenna/Receiver/Satellite Dish

___ Owned ___ Leased

OS Water Heater

NA Water Softener and/or Purifier

___ Owned ___ Leased

Other _____

Other _____

Other _____

Other _____

Other _____

Other _____

WAF
SELLER | SELLER

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347 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
348 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
349 invoices, notices or other documents describing or referring to the matters revealed herein:
350 _____
351 _____
352 _____
353

354 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
355 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
356 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
357 prospective BUYER of the Property and to real estate brokers and salespeople. **SELLER will promptly notify**
358 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and**
359 **Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes.**
360 **(SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, #**
361 **of pages).**
362

363 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
364 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
365 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
366

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369  10/29/21
370 _____
371 **SELLER** **DATE** **SELLER** **DATE**
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373 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**
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- 375 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
376 and SELLER need only make an honest effort at fully revealing the information requested.
377 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents
378 concerning the condition or value of the Property.
379 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)
380 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.
381 I have been specifically advised to have Property examined by professional inspectors.
382 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
383 5. I specifically represent there are no important representations concerning the condition or value of Property made by
384 SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.
385

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387
388 _____
389 **BUYER** **DATE** **BUYER** **DATE**

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