



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

1 **SELLER** (Indicate Marital Status): \_\_\_\_\_

2  
3 The Estate of Marilyn M. Nix. Duane Nix is the personal representative of the Estate of Marilyn M. Nix.

4  
5 **PROPERTY:** \_\_\_\_\_ 905 Mercury Way, Raymore, MO 64083

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7 **1. NOTICE TO SELLER.**

8 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if  
9 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material  
10 defects known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability  
11 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to  
12 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.  
13 If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated  
14 Lead Based Paint Disclosure Addendum.

15  
16 **2. NOTICE TO BUYER.**

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

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21 **3. OCCUPANCY.**

22 Approximate age of Property? \_\_\_\_\_ How long have you owned? \_\_\_\_\_ Yes  No   
23 Does SELLER currently occupy the Property? ..... Yes  No   
24 If "No", how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months

25  
26  SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

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28 **4. TYPE OF CONSTRUCTION.**  Conventional/Wood Frame  Modular  Manufactured  
29  Mobile  Other \_\_\_\_\_

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

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

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52 **If any of the answers in this section are "Yes", explain in detail or attach other**  
53 **documentation:** \_\_\_\_\_

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SELLER | SELLER Initials Initials BUYER | BUYER

The personal representative for the Estate has never lived in this home.

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6. 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: \_\_\_\_\_

7. 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: \_\_\_\_\_

8. 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 windows or exterior doors? ..... Yes  No
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? ..... Yes  No
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? ..... N/A  Yes  No   
Date of any repairs, inspection(s) or cleaning? \_\_\_\_\_  
Date of last use? \_\_\_\_\_
- i. Does the Property have a sump pump? ..... Yes  No   
If "Yes", location: \_\_\_\_\_
- j. 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: \_\_\_\_\_

DN Initials  
SELLER | SELLER

Initials  
BUYER | BUYER

The personal representative for the Estate has never lived in this home.

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**9. ADDITIONS AND/OR REMODELING.**

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? ..... Yes  No   
If "Yes", explain in detail: \_\_\_\_\_
- b. If "Yes" were all necessary permits and approvals obtained, and was all work in compliance with building codes? ..... N/A  Yes  No   
If "No", explain in detail: \_\_\_\_\_

**10. PLUMBING RELATED ITEMS.**

- a. What is the drinking water source?  Public  Private  Well  Cistern  Other: \_\_\_\_\_  
If well water, state type \_\_\_\_\_ depth \_\_\_\_\_ diameter \_\_\_\_\_ age \_\_\_\_\_
- b. If the drinking water source is a well, has water been tested for safety? ..... N/A  Yes  No   
If "Yes", when was the water last checked for safety? \_\_\_\_\_ (attach test results)
- 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, Number of Tanks \_\_\_\_\_  Cesspool  Lagoon  Other \_\_\_\_\_
- f. Approximate location of septic tank and/or absorption field: \_\_\_\_\_
- g. The location of the sewer line clean out trap is: \_\_\_\_\_
- h. Is there a sewage pump on the septic system? ..... N/A  Yes  No
- i. Is there a grinder pump system? ..... Yes  No
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? \_\_\_\_\_ By whom? \_\_\_\_\_
- k. 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: \_\_\_\_\_
- l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? ..... Yes  No
- m. Type of plumbing material currently used in the Property:  
 Copper  Galvanized  PVC  PEX  Other \_\_\_\_\_  
The location of the main water shut-off is: \_\_\_\_\_
- n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? ..... N/A  Yes  No

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

DN Initials Initials  
SELLER SELLER BUYER BUYER

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11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? ... Yes No
b. Does the Property have heating systems? ... Yes No
c. Are there rooms without heat or air conditioning? ... Yes No
d. Does the Property have a water heater? ... Yes No
e. Are you aware of any problems regarding these items? ... Yes No

12. ELECTRICAL SYSTEM.

- a. Type of material used: Copper Aluminum Unknown
b. Type of electrical panel(s): Breaker Fuse
c. Are you aware of any problem with the electrical system? ... Yes No

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? ... Yes No
b. Any landfill on the Property? ... Yes No
c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? ... Yes No
d. Any contamination with radioactive or other hazardous material? ... Yes No
e. Any testing for any of the above-listed items on the Property? ... Yes No
f. Any professional testing for radon on the Property? ... Yes No
g. Any professional mitigation system for radon on the Property? ... Yes No
h. Any professional testing/mitigation for mold on the Property? ... Yes No
i. Any other environmental issues? ... Yes No
j. Any controlled substances ever manufactured on the Property? ... Yes No
k. Any methamphetamine ever manufactured on the Property? ... Yes No

(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

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

DN Initials Initials
SELLER SELLER BUYER BUYER

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

- a. The Property located outside of city limits? ..... Yes  No
- b. Any current/pending bonds, assessments, or special taxes that apply to Property? ..... Yes  No   
If "Yes", what is the amount? \$ \_\_\_\_\_
- c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? ..... Yes  No
- d. Any defect, damage, proposed change or problem with any common elements or common areas? ..... Yes  No
- e. Any condition or claim which may result in any change to assessments or fees? ..... Yes  No
- f. Any streets that are privately owned? ..... Yes  No
- g. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? ..... Yes  No
- h. The Property being subject to tax abatement? ..... Yes  No
- i. The Property being subject to a right of first refusal? ..... Yes  No   
If "Yes", number of days required for notice: \_\_\_\_\_
- j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? ..... Yes  No
- k. Any violations of such covenants and restrictions? ..... N/A  Yes  No
- l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? ..... N/A  Yes  No   
If "Yes", what is the amount? \$ \_\_\_\_\_
- m. The Property being subject to a Homeowners Association fee? ..... Yes  No   
If "Yes", Homeowner's Association dues are paid in full until \_\_\_\_\_ in the amount of \$ \_\_\_\_\_ payable  yearly  semi-annually  monthly  quarterly, sent to: \_\_\_\_\_ and such includes: \_\_\_\_\_  
Homeowner's Association/Management Company contact name, phone number, website, or email address: \_\_\_\_\_
- n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes  No

**If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**15. PREVIOUS INSPECTION REPORTS.**

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

**16. OTHER MATTERS. ARE YOU AWARE OF:**

- a. Any of the following? ..... Yes  No   
 Party walls  Common areas  Easement Driveways
- b. Any fire damage to the Property? ..... Yes  No
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes  No
- d. Any violations of laws or regulations affecting the Property? ..... Yes  No
- e. Any other conditions that may materially affect the value or desirability of the Property? ..... Yes  No
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? ..... Yes  No
- g. Any animals or pets residing in the Property during your ownership? ..... Yes  No
- h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? ..... Yes  No
- i. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes  No   
List locks without keys \_\_\_\_\_
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes  No
- k. Any unrecorded interests affecting the Property? ..... Yes  No

DN	Initials	Initials
SELLER	SELLER	BUYER

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- 269 **l.** Anything that would interfere with giving clear title to the BUYER? ..... Yes  No
- 270 **m.** Any existing or threatened legal action pertaining to the Property? ..... Yes  No
- 271 **n.** Any litigation or settlement pertaining to the Property? ..... Yes  No
- 272 **o.** Any added insulation since you have owned the Property? ..... Yes  No
- 273 **p.** Having replaced any appliances that remain with the Property in the
- 274 past five (5) years? ..... Yes  No
- 275 **q.** Any transferable warranties on the Property or any of its
- 276 components? ..... Yes  No
- 277 **r.** Having made any insurance or other claims pertaining to the Property
- 278 in the past five (5) years? ..... Yes  No
- 279 If "Yes", were repairs from claim(s) completed? ..... N/A  Yes  No
- 280 **s.** Any use of synthetic stucco on the Property? ..... Yes  No

282 **If any of the answers in this section are "Yes", explain in detail:** \_\_\_\_\_

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

- 288 Electric Company Name: \_\_\_\_\_ Phone # \_\_\_\_\_
- 289 Gas Company Name: \_\_\_\_\_ Phone # \_\_\_\_\_
- 290 Water Company Name: \_\_\_\_\_ Phone # \_\_\_\_\_
- 291 Trash Company Name: \_\_\_\_\_ Phone # \_\_\_\_\_
- 292 Other: \_\_\_\_\_ Phone # \_\_\_\_\_
- 293 Other: \_\_\_\_\_ Phone # \_\_\_\_\_

294 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

295 Any technology or systems staying with the Property? ..... N/A  Yes  No

296 If "Yes" list: \_\_\_\_\_

297 \_\_\_\_\_

298 \_\_\_\_\_

299 \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

312 including, but not limited to:

- |   |  |
|---|--|
| 313 Attached shelves, racks, towel bars | Fireplace grates, screens, glass doors |
| 314 Attached lighting                   | Mounted entertainment brackets         |
| 315 Attached floor coverings            | Plumbing equipment and fixtures        |
| 316 Bathroom vanity mirrors,            | Storm windows, doors, screens          |
| 317 attached or hung                    | Window blinds, curtains, coverings     |
| 318 Fences (including pet systems)      | and window mounting components         |

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

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

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

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

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

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332 \_\_\_ Air Conditioning Window Units, # \_\_\_

333 \_\_\_ Air Conditioning Central System

334 \_\_\_ Attic Fan

335 \_\_\_ Ceiling Fan(s), # \_\_\_

336 \_\_\_ Central Vac and Attachments

337 \_\_\_ Closet Systems, Location \_\_\_\_\_

338 \_\_\_ Camera-Surveillance Equipment

339 \_\_\_ Doorbell

340 \_\_\_ Electric Air Cleaner or Purifier

341 \_\_\_ Electric Car Charging Equipment

342 \_\_\_ Exhaust Fan(s) – Baths

343 \_\_\_ Fences – Invisible & Controls

344 Fireplace(s), # \_\_\_\_\_

345 Location #1 \_\_\_\_\_ Location #2 \_\_\_\_\_

346 \_\_\_ Chimney \_\_\_ Chimney

347 \_\_\_ Gas Logs \_\_\_ Gas Logs

348 \_\_\_ Gas Starter \_\_\_ Gas Starter

349 \_\_\_ Heat Re-circulator \_\_\_ Heat Re-circulator

350 \_\_\_ Insert \_\_\_ Insert

351 \_\_\_ Wood Burning \_\_\_ Wood Burning

352 \_\_\_ Other \_\_\_\_\_

353 \_\_\_ Fountain(s)

354 \_\_\_ Furnace/Heat Pump/Other Heating System

355 \_\_\_ Garage Door Keyless Entry

356 \_\_\_ Garage Door Opener(s), # \_\_\_

357 \_\_\_ Garage Door Transmitter(s), # \_\_\_

358 \_\_\_ Generator

359 \_\_\_ Humidifier

360 \_\_\_ Intercom

361 \_\_\_ Jetted Tub

362 KITCHEN APPLIANCES

363 Cooking Unit

364 \_\_\_ Stove/Range

365 \_\_\_ Elec. \_\_\_ Gas \_\_\_ Convection

366 \_\_\_ Built-in Oven

367 \_\_\_ Elec. \_\_\_ Gas \_\_\_ Convection

368 \_\_\_ Cooktop \_\_\_ Elec. \_\_\_ Gas

369 \_\_\_ Microwave Oven

370 \_\_\_ Dishwasher

371 \_\_\_ Disposal

372 \_\_\_ Freezer

373 Location \_\_\_\_\_

374 \_\_\_ Refrigerator (#1)

375 Location \_\_\_\_\_

376 \_\_\_ Refrigerator (#2)

377 Location \_\_\_\_\_

378 \_\_\_ Trash Compactor

\_\_\_ Laundry - Washer

\_\_\_ Laundry - Dryer

\_\_\_ Elec. \_\_\_ Gas

**MOUNTED** Entertainment Equipment

\_\_\_ TV, Location \_\_\_\_\_

\_\_\_ TV, Location \_\_\_\_\_

\_\_\_ TV, Location \_\_\_\_\_

\_\_\_ TV, Location \_\_\_\_\_

\_\_\_ Speakers, Location \_\_\_\_\_

\_\_\_ Speakers, Location \_\_\_\_\_

\_\_\_ Other/Location \_\_\_\_\_

\_\_\_ Other/Location \_\_\_\_\_

\_\_\_ Other/Location \_\_\_\_\_

\_\_\_ Other/ Location \_\_\_\_\_

\_\_\_ Outside Cooking Unit

\_\_\_ Propane Tank

\_\_\_ Owned \_\_\_ Leased

\_\_\_ Security System

\_\_\_ Owned \_\_\_ Leased

\_\_\_ Smoke/Fire Detector(s), # \_\_\_\_\_

\_\_\_ Shed(s), # \_\_\_\_\_

\_\_\_ Spa/Hot Tub

\_\_\_ Spa/Sauna

\_\_\_ Spa Equipment

\_\_\_ Sprinkler System Auto Timer

\_\_\_ Sprinkler System Back Flow Valve

\_\_\_ Sprinkler System (Components & Controls)

\_\_\_ Statuary/Yard Art

\_\_\_ Swing set/Playset

\_\_\_ Sump Pump(s), # \_\_\_\_\_

\_\_\_ Swimming Pool (Swimming Pool Rider Attached)

\_\_\_ Swimming Pool Heater

\_\_\_ Swimming Pool Equipment

\_\_\_ TV Antenna/Receiver/Satellite Dish

\_\_\_ Owned \_\_\_ Leased

\_\_\_ Water Heater(s)

\_\_\_ Water Softener and/or Purifier

\_\_\_ Owned \_\_\_ Leased

\_\_\_ Wood Burning Stove

\_\_\_ Yard Light

\_\_\_ Elec. \_\_\_ Gas

\_\_\_ Boat Dock, ID# \_\_\_\_\_

\_\_\_ Other \_\_\_\_\_

\_\_\_ Other \_\_\_\_\_

\_\_\_ Other \_\_\_\_\_

\_\_\_ Other \_\_\_\_\_

\_\_\_ Other \_\_\_\_\_

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