

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

	Eugene Agee (ASP) and Susan B. Wilson (ASP)			
PROP	PERTY: 2720 NW Thoreau, Lee's Summit, MO 64081			
1. NO	OTICE TO SELLER.			
	complete and accurate as possible when answering the questions in this disclosure. A	Attach additi	onal sl	hee
	is insufficient for all applicable comments. SELLER understands that the law requires of			
	s, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so			
	mages. Non-occupant SELLERS are not relieved of this obligation. This disclosure			
	SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will			
	dential dwelling on Property was built prior to 1978, SELLER is required to complete	e the federa	ally ma	inc
<u>Lead I</u>	Based Paint Disclosure Addendum.			
2 N	OTICE TO BUYER.			
	s a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLE	R and is no	ot a sul	hs
	y inspections or warranties that BUYER may wish to obtain. It is not a warranty of a			
	nty or representation by the Broker(s) or their licensees.	,		
	CCUPANCY.			
Appro	ximate age of Property? <u>16 years</u> How long have you owned? <u>2.5</u> SELLER currently occupy the Property?	5 yrs		
Does	SELLER currently occupy the Property?		Yes 🗶	N
It "No"	, how long has it been since SELLER occupied the Property? years/m	onths		
	LLER has never occupied the Property. SELLER to answer all questions to the best of	CELLED'S	knowle	٠,
	LEEK has hevel occupied the Property. SELLEK to answer all questions to the best of	SELLEN S	KIIOWIE	5U
4 TV	(PE OF CONSTRUCTION. ☒ Conventional/Wood Frame ☐ Modular ☐ Mar	nufactured		
	TE OF CONCINCIAN. DE CONTENTIONAL/VOCATIANE WOOdda War			
	☐ Mobile ☐ Other			
	☐ Mobile ☐ Other			
	AND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATT	· · · · · · · · · · · · · · · · · · ·	.ER'S	L/
DI	AND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATT SCLOSURE ALSO.) ARE YOU AWARE OF:	TACH SELL		
<u>DI</u> a.	AND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATT SCLOSURE ALSO.) ARE YOU AWARE OF: Any fill or expansive soil on the Property?	TACH SELL		
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<u>DI</u> a. b.	AND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATT SCLOSURE ALSO.) ARE YOU AWARE OF: Any fill or expansive soil on the Property? Any sliding, settling, earth movement, upheaval or earth stability problems on the Property?	TACH SELL	Yes□] [
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e. Any dry rot, wood rot or similar conditions on the wood of the Property?				
If "Yes", what was the date of the occurrence? C. Have there been any repairs to the roof, flashing or rain gutters? Date of and company performing such repairs A. Has there been any roof replacement? If "Yes", was it. Complete or Partial What is the number of layers currently in place? If any of the answers in this section are "Yes", explain in detail or attach all warranty information and odocumentation: NFESTATION ARE YOU AWARE OF: a. Any termites, wood destroying insects, or other pests on the Property? a. Any termite, wood destroying insects or other pests on the Property? b. Any damage to the Property by termites, wood destroying insects or other pests? C. 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 treated d. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? If "Yes", list company on the Property? If "Yes", list company on the Property? If "Yes", the annual cost of service renewal is S. and the time remaining on the service contract is: (Check one)		a.	Approximate Age: 16yrs years Unknown Type: composite	Vaa□ Na[
Date of and company performing such repairs		D.	Have there been any problems with the root, flashing or rain gutters?	Yes∐ No
Date of and company performing such repairs		_	If Yes, what was the date of the occurrence?	V D N-
If 'Yes', was it: Complete or Partial		C.	Have there been any repairs to the root, flashing or rain gutters?	Yes∐ No
If 'Yes', was it: Complete or Partial			Date of and company performing such repairs	V D. N. I
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Interest		_	IT "Yes", was it: U Complete or Partial	
## INFESTATION. ARE YOU AWARE OF: a. Any termites, wood destroying insects, or other pests on the Property?		e.	What is the number of layers currently in place?layers or [] Unknown.	
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If any of the answers in this section are "Yes", explain in detail or attach all warranty information and odocumentation:				
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ARE YOU AWARE OF: a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?			cumentation.	
a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?				
b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	8.	ST	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.	
b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	8.	STI AR	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E YOU AWARE OF:	
c. Any corrective action taken including, but not limited to piering 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? No. Date of any repairs, inspection(s) or cleaning? No. 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 commentation:	8.	STI AR	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E YOU AWARE OF: Any movement, shifting, deterioration, or other problems with walls, foundations,	M□ N
c. Any corrective action taken including, but not limited to piering 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? 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. Ves No. Ves No. Ves No. No. If any of the answers in this section are "Yes", explain in detail or attach all warranty information and commentation:	8.	STI AR a.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E YOU AWARE OF: Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	Yes⊡ No
d. Any water leakage or dampness in the house, crawl space or basement?	8.	STI AR a.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E 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,	
e. Any dry rot, wood rot or similar conditions on the wood of the Property?	8.	STI AR a. b.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E 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⊡ No
f. Any problems with windows or exterior doors?	8.	STI AR a. b.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E 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? Any corrective action taken including, but not limited to piering or bracing?	Yes⊟ No Yes⊡ No
g. Any problems with driveways, patios, decks, fences or retaining walls on the Property?	8.	STI AR a. b. c. d.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E 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? Any corrective action taken including, but not limited to piering or bracing? Any water leakage or dampness in the house, crawl space or basement?	Yes No Yes No Yes No
h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line?	8.	STI AR a. b. c. d. e.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E 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? Any corrective action taken including, but not limited to piering or bracing? Any water leakage or dampness in the house, crawl space or basement? Any dry rot, wood rot or similar conditions on the wood of the Property?	Yes No Yes No Yes No Yes No
chimney cap and/or gas line?	8.	STI AR a. b. c. d. e. f.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E 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? Any corrective action taken including, but not limited to piering or bracing? Any water leakage or dampness in the house, crawl space or basement? Any dry rot, wood rot or similar conditions on the wood of the Property? Any problems with windows or exterior doors?	Yes No Yes No Yes No Yes No Yes No
Date of any repairs, inspection(s) or cleaning? Date of last use? i. Does the Property have a sump pump? If "Yes", location: j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes Note that the control is any of the answers in this section are "Yes", explain in detail or attach all warranty information and documentation:	8.	STI AR a. b. c. d. e. f. g.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E 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? Any corrective action taken including, but not limited to piering or bracing? Any water leakage or dampness in the house, crawl space or basement? Any dry rot, wood rot or similar conditions on the wood of the Property? Any problems with windows or exterior doors? Any problems with driveways, patios, decks, fences or retaining walls on the Property?	Yes No Yes No Yes No Yes No Yes No
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If "Yes", location: j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes Note that the section are "Yes", explain in detail or attach all warranty information and documentation: EA SB2 Initials	8.	STI AR a. b. c. d. e. f. g.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E 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? Any corrective action taken including, but not limited to piering or bracing? Any water leakage or dampness in the house, crawl space or basement? Any dry rot, wood rot or similar conditions on the wood of the Property? Any problems with windows or exterior doors? Any problems with driveways, patios, decks, fences or retaining walls on the Property? Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? N/A Date of any repairs, inspection(s) or cleaning?	Yes No
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\mathcal{EA} \mathcal{SB}_2 Initials	8.	STI AR a. b. c.d. e. f. g. h. i. j.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E 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? Any corrective action taken including, but not limited to piering or bracing? Any water leakage or dampness in the house, crawl space or basement? Any dry rot, wood rot or similar conditions on the wood of the Property? Any problems with windows or exterior doors? Any problems with driveways, patios, decks, fences or retaining walls on the Property? Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? Date of any repairs, inspection(s) or cleaning? Date of last use? 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?	Yes No
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	8.	STI AR a. b. c.d. e. f. g. h. i. j.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E 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? Any corrective action taken including, but not limited to piering or bracing? Any water leakage or dampness in the house, crawl space or basement? Any dry rot, wood rot or similar conditions on the wood of the Property? Any problems with windows or exterior doors? Any problems with driveways, patios, decks, fences or retaining walls on the Property? Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? Date of any repairs, inspection(s) or cleaning? Date of last use? 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?.	Yes No
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AT Claber Intercept of the Control o	8.	STI AR a. b. c.d. e. f. g. h. i. j.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E 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? Any corrective action taken including, but not limited to piering or bracing? Any water leakage or dampness in the house, crawl space or basement? Any dry rot, wood rot or similar conditions on the wood of the Property? Any problems with windows or exterior doors? Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? Date of any repairs, inspection(s) or cleaning? 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? Interval Initials	Yes No[

	Are you aware of any additions, structural changes, or other material alterations to the Property?	Vac 🗆 N
	If "Yes", explain in detail:	res iv
b.	If "Yes", were all necessary permits and approvals obtained, and was all work in	
	compliance with building codes?	\ X Yes⊡ N
		
	UMBING RELATED ITEMS.	
a.	What is the drinking water source? ■ Public □ Private □ Well □ Cistern □ Other: □	
	If well water, state type depth diameter age	
D.	If the drinking water source is a well, has water been tested for safety?	ı ⊼ ı Yes∐ N
•	If "Yes", when was the water last checked for safety?(attach test results) Is there a water softener on the Property?	Voc□ N
C.	If "Yes", is it: Leased Owned?	res r
А	Is there a water purifier system?	Vec N
u.	If "Yes", is it: Leased Owned?	163 1
A	What type of sewage system serves the Property? X Public Sewer Private Sewer	
0.	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:basement	
ĥ.	The location of the sewer line clean out trap is:basementN/A	¥ Yes N
i.	Is there a grinder pump system?	Yes⊟ N
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?	
	Does sprinkler system cover full yard and landscaped areas?N/A	∖∐ Yes X N
	If "No", explain in detail:	
I.	Are you aware of any leaks, backups, or other problems relating to any of the	
	plumbing, water, and sewage related systems?	Yes∐ N
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?	
	sewer or poor?	L res A
If v	our answer to (I) in this section is "Yes", explain in detail or attach available	
	cumentation: Sprinkler system is inspected each year in the spring and started	
	Series Spring and Started	

SESigned R SESIgned R

	Dues the Fluberty ha	ve all conditio	ning?			Yes 🗶 No
	X Central Electric □	Central Gas	ີ Heat Pump	☐ Window Ur	nit(s)	
					Last Date Serviced/By Who	m?
					2022 Midwest Htg andCoo	
	2. 6yrs		X		2022 Midwest Htg andCoo	lina
b.		ve heating sys	stems?			Yes X No
٠.	☐Electric ☐Fuel Oil	Matural Gar	s ⊟Heat Pu	mn □Pronane		
	☐Fuel Tank ☐Other					
	Unit Age of Unit	Loggod	Owned	Location	Last Date Serviced/By Who	m2
	1 Age of Offic	Leaseu	V	Location	2022 Midwest Htg and Coo	ling
	2. 6 yrs				2022 Midwest Htg andCoo 2022 Midwest Htg andCoo	ling ling
_	Are the are recorded with		A ditioning		2022 Midwest Fitg and Coo	<u>ling</u> Vaa ∀ Na
C.	Are there rooms with	out near or all	conditioning	· · · · · · · · · · · · · · · · · · ·		Yes 🔼 INC
	II Yes, which room(s	5) {	-10	worksnop, unti	nished	
a.	Does the Property na	ve a water nea	ater ?			Yes 🔼 INC
	X Electric ☐Gas					
	Unit Age of Unit	Leased	Owned	<u>_ocation Cap</u>	acityLast Date Serviced/By V	<u>//hom?</u>
	1. 6 yrs		X		2022 Midwest Htg andCo	<u>oling</u>
	<u>2.</u>					
e.	Are you aware of any	problems rega	arding these	items?		Yes No
	If "Yes", explain in de	tail:				
12. EL	ECTRICAL SYSTEM.					
a.	Type of material used	: X Copper	· \square Alumir	num 🏻 🗆 Unkno	own	
b.	Type of electrical pan	el(s). X Bre	aker 🗆 F	ise	nop	
ν.	Location of electrical	nanel(s):		workel	oon	
	Size of electrical nan-	21(e) (total amr	e) if known	. VVUINSI	ιορ	
_	Are you aware of any	nrohlem with	the electrics	l evetem?		— Vas⊟ Ni
C.	If "Vaa" avalain in da	problem with	li le electifica	i systeilir		res ive
	ii res , explain in de	ıaıı:				
	ZARDOUS CONDITIC		U AWARE (_
			U AWARE (Yes⊡ N
a. b.	Any underground tan Any landfill on the Pro	ks on the Propoperty?	U AWARE (Yes⊟ N
a. b.	Any underground tan Any landfill on the Pro	ks on the Propoperty?	U AWARE (Yes⊟ N
a. b. c.	Any underground tan Any landfill on the Pro Any toxic substances	ks on the Propoperty? on the Proper	U AWARE (perty? ty (e.g. tires	batteries, etc.))?	Yes⊡ N Yes⊡ N
a. b. c. d.	Any underground tan Any landfill on the Pro Any toxic substances Any contamination wi	ks on the Propoperty?on the Properth the radioactive	U AWARE (perty? ty (e.g. tires or other haz	, batteries, etc.) ardous materia)? ?	Yes□ N Yes□ N Yes□ N
a. b. c. d. e.	Any underground tan Any landfill on the Pro Any toxic substances Any contamination wi Any testing for any of	ks on the Prop operty?on on the Proper th radioactive the above-list	U AWARE (perty? ty (e.g. tires or other haz ed items on	, batteries, etc.) ardous materia the Property? .)? ?	Yes
a. b. c. d. e. f.	Any underground tan Any landfill on the Pro Any toxic substances Any contamination wi Any testing for any of Any professional testi	ks on the Propoperty?on the Proper th radioactive the above-listing for radon o	U AWARE (perty? ty (e.g. tires or other haz ed items on on the Prope	, batteries, etc.) ardous materia the Property? . ty?)? ?	Yes N Yes N Yes N Yes N Yes N
a. b. c. d. e. f. g.	Any underground tan Any landfill on the Pro Any toxic substances Any contamination wi Any testing for any of Any professional testi Any professional mitig	ks on the Propoperty?on the Proper th radioactive the above-listing for radon ogation system	ty (e.g. tires or other haz ed items on on the Propel for radon on	, batteries, etc.) ardous materia the Property? ty? the Property?)? ?	Yes N
a. b. c. d. e. f. g. h.	Any underground tan Any landfill on the Pro Any toxic substances Any contamination wi Any testing for any of Any professional testi Any professional testi Any professional testi	ks on the Propoperty? on the Proper th radioactive the above-listing for radon ogation systeming/mitigation f	ty (e.g. tires or other haz ed items on the Proper for radon on to mold on t	, batteries, etc.) ardous materia the Property? ty? the Property?)? ?	Yes N
a. b. c. d. e. f. g.	Any underground tan Any landfill on the Pro Any toxic substances Any contamination wi Any testing for any of Any professional testi Any professional testi Any other environment	ks on the Propoperty? on the Proper th radioactive the above-listing for radon ogation systeming/mitigation fintal issues?	ty (e.g. tires or other haz ed items on the Proper for radon on the mold on t	, batteries, etc.) ardous materia the Property? ty? the Property?)? ?	Yes N
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	The Dramout, located systems of situition	U AWARE OF:	Vaa□ Na
	The Property located outside of city limits?		res inc
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?	\	∕es⊟ No
d.	Any defect, damage, proposed change or problem with any		
	common elements or common areas?	······································	∕es⊟ No
e.	Any condition or claim which may result in any change to assessments or fees'		
f.	Any streets that are privately owned?		
	The Property being in a historic, conservation or special review district that		163 110
g.	requires any alterations or improvements to the Property be approved by a		
		,	/
	board or commission?		
h.	The Property being subject to tax abatement?		res∐ No
i.	The Property being subject to a right of first refusal?	\	∕es∐ 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?	······································	∕es⊟ No
k.	Any violations of such covenants and restrictions?		
I.	The Homeowner's Association imposing its own transfer fee and/or	N//\	33 <u> </u>
1.	initiation fee when the Property is sold?	NI/A I N	AC V NIC
		N/ALL 1	CSW INO
	If "Yes", what is the amount? \$200		/ [& 2]
m.	The Property being subject to a Homeowners Association fee?		res No
	If "Yes", Homeowner's Association dues are paid in full until 12/31/2024		
	\$890 payable X yearly semi-annually monthly quarterly,	, sent to:	
		and	such inclu
	Homeowner's Association/Management Company contact name, phone number	er website or ema	il address
	Winterset Community Association, Inc., 2505 SW Wintersetcreek Dr., Lees Sur	mmit Missouri 640)81 (816)
	524-4119. winterset5@winterset5.com	,	(0.0)
	The Property being subject to a secondary Master Community Homeowners As		681 INO
11 6	ny of the answers in this section are "Yes" (except m), explain in detail o		
	ny of the answers in this section are "Yes" (except m), explain in detail o		
	EVIOUS INSPECTION REPORTS.	or attach other do	cumenta
		or attach other do	cumenta
	EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	or attach other do	cumenta
 5. PR	EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	or attach other do	cumenta
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 5. PR	EVIOUS 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?	or attach other do	ecumenta ✓es No[
5. PR	EVIOUS 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	or attach other do	es No
5. PR 6. OT a. b.	EVIOUS 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?	or attach other do	es No
5. PR 6. OT a. b. c.	EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	or attach other do	es No
5. PR 6. OT a. b.	HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any violations of laws or regulations affecting the Property?	or attach other do	es No
5. PR 6. OT a. b. c.	HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways	or attach other do	es No
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5. PR 6. OT a. b. c. d.	HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any violations of laws or regulations affecting the Property? Any other conditions that may materially affect the value or desirability of the Property?	or attach other do	es No
5. PR 6. OT a. b. c. d. e.	HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways Any fire damage to the Property? Any violations 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	Y	es No
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5. PR 6. OT a. b. c. d. e. f.	EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	Y	es No
5. PR 6. OT a. b. c. d. e. f.	EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	Y	es No
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5. PR 6. OT a. b. c. d. e. f.	EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	YYYYYYYYYY	es No.
5. PR 6. OT a. b. c. d. e. f.	HEVIOUS 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 violations 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? Missing keys for any exterior doors, including garage doors to the Property?	YYYYYYYYY	es No
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5. PR 6. OT a. b. c. d. e. f. j. k.	EVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	YYYYYYYYYYYYYYYYY	es No

m		clear title to the BUYER?		Yes N	lo X
	. Any existing or threatened legal action p				
n.	Any litigation or settlement pertaining to				
	Any added insulation since you have ow			Yes∐ N	
	Having replaced any appliances that ren		ام	10011	[O[##]
ρ.	past five (5) years?			Vec 🗹 N	
~	Any transferable warranties on the Prope			1 65 6 11	
q.				Vaa□ N	
	components?			Yes∐ N	0 👗
r.	Having made any insurance or other cla				-
	in the past five (5) years?			Yes N	0 <u>X</u>
	If "Yes", were repairs from claim(s) comp				
s.	Any use of synthetic stucco on the Prope	erty?		Yes∐ N	0 X
lf	any of the answers in this section are "	Yes", explain in detail:			
	stalled a new gas cooktop, electric oven a		s and microwave in 2	2023	
7. UT	Flactic Community The name and phone nu				
	Electric Company Name:	<u>vergy</u> l	none #		
	Gas Company Name:	Spire I	Phone #	· · · · · · · · · · · · · · · · · · ·	
	Water Company Name: Lees	Summit Water F	Phone #		
	Trash Company Name:	GFL F	Phone #		
	Other:	F	Phone #Phone #		
	Other:	F	Phone #		
	ECTRONIC SYSTEMS AND COMPONE				_
An	ny technology or systems staying with the F	Property?		N/A∐Yes ێ No	\sqcup
If "	'Yes" list: <u>surround sound ceiling speakers</u>	s in the hearth room and ba	<u>asement - two ciling r</u>	mounted speakers	on th
				 	
Ur	oon Closing SELLER will provide BLIYER v	vith codes and passwords	or items will be rese	t to factory setting	IS
Up	oon Closing SELLER will provide BUYER v	vith codes and passwords	, or items will be rese	et to factory setting	JS.
		•		t to factory setting	JS.
9. FIX	XTURES, EQUIPMENT AND APPLIANCE	ES (FILL IN ALL BLANKS).		
9. FIX	XTURES, EQUIPMENT AND APPLIANCE ne Residential Real Estate Sale Contrac	ES (FILL IN ALL BLANKS t, including this paragrap). h of the residential	Seller's Disclosu	ire an
9. Fl X Th Co	XTURES, EQUIPMENT AND APPLIANCE ne Residential Real Estate Sale Contract condition of Property Addendum ("Seller's	ES (FILL IN ALL BLANKS t, including this paragrap Disclosure"), not the MLS). h of the residential 6, or other promotior	Seller's Disclosu nal material, provi	ire an des fo
9. FIX Th Co wh	XTURES, EQUIPMENT AND APPLIANCE ne Residential Real Estate Sale Contract condition of Property Addendum ("Seller's nat is included in the sale of the Pro-	ES (FILL IN ALL BLANKS t, including this paragraph Disclosure"), not the MLS perty. Items listed in the). h of the residential 6, or other promotior e "Additional Inclusi	Seller's Disclosu nal material, provi ions" or "Exclusio	ire an des fo
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Th Co wh Su of	XTURES, EQUIPMENT AND APPLIANCE ne Residential Real Estate Sale Contract condition of Property Addendum ("Seller's nat is included in the sale of the Propulpharagraphs 1b and 1c of the Contract state the Contract. If there are no "Additional"	ES (FILL IN ALL BLANKS t, including this paragrap Disclosure"), not the MLS perty. Items listed in the upersede the Seller's Discontinuous or "Exclusion"). oh of the residential oh, or other promotion e "Additional Inclusi closure and the pre-p s" listed, the Seller's	Seller's Disclosunal material, provions" or "Exclusion or Taraç Disclosure and tl	ire an des fo ons" i graph he pre
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324 325 326	Fill in all blanks using one of the abbreviations listed be "OS" = Operating and Staying with the Property (any "EX" = Staying with the Property but Excluded from	item that is performing its intended function).
327	Condition.	
328	"NA" = Not applicable (any item not present).	
329	"NS" = Not staying with the Property (item should be	identified as "NS" helew
330	143 - Not staying with the Property (item should be	e identified as 143 below.)
331		
	NA Air Conditioning Window Units #	NO Loundry Washer
332	NA Air Conditioning Window Units, #	NS Laundry - Washer
333	OS Air Conditioning Central System	NS Laundry - Dryer
334	OS Attic Fan	ElecGas
335	OS Ceiling Fan(s), #_4_	MOUNTED Entertainment Equipment
336	NA Central Vac and Attachments	NA TV, Location
337	NA Closet Systems, Location	I V, Location
338	NA Camera-Surveillance Equipment	NA TV, Location
339	OS Doorbell	TV, Location
340	NA Electric Air Cleaner or Purifier	EX Speakers, Location HEARTH ROOM
341	NA Electric Car Charging Equipment	Speakers, Location BASEMENT
342	OS Exhaust Fan(s) – Baths	NA Other/Location
343	NA Fences – Invisible & Controls	Other/Location
344	Fireplace(s), #1	NA Other/Location
345	Location #1 <u>hEARTH</u> Location #2	NA Other/ Location
346	OS Chimney Chimney	NA Outside Cooking Unit
347	Gas Logs Gas Logs	NA Propane Tank
	Gas Logs Gas Logs	
348	Gas Starter Gas Starter	OwnedLeased
349	OS Chimney Chimney Gas Logs Gas Starter Gas Starter Heat Re-circulator Insert	EX Security System
350	OS Insert Insert	OwnedLeased
351	OS Insert Insert Wood Burning Wood Burning Other Other	OS Smoke/Fire Detector(s), #7_
352	Other Other	<u>NA_</u> Shed(s), #
353	<u>NA_</u> Fountain(s)	<u>NA_</u> Spa/Hot Tub
354	OS Furnace/Heat Pump/Other Heating System	<u>NA</u> Spa/Sauna
355	OS Garage Door Keyless Entry	<u>NA</u> Spa Equipment
356	OS Garage Door Opener(s), #_3_	OS Sprinkler System Auto Timer
357	OS Garage Door Transmitter(s), #_3_	OS Sprinkler System Back Flow Valve
358	NA Generator	OS Sprinkler System (Components & Controls)
359	OS Humidifier	NA Statuary/Yard Art
360	NA Intercom	NA Swing set/Playset
361	OS Jetted Tub	NA Sump Pump(s), #
362	KITCHEN APPLIANCES	NA Swimming Pool (Swimming Pool Rider Attached)
363	Cooking Unit	NA Swimming Pool Heater
364	OSStove/Range	NA Swimming Pool Equipment
365	★ Elec. Gas Convection	NA TV Antenna/Receiver/Satellite Dish
366	OSBuilt-in Oven	Owned Leased
		OS Water Heater(s)
367		
368	OS CooktopElec. X Gas	NA Water Softener and/or Purifier
369	OS Microwave Oven	OwnedLeased
370	<u>OS</u> Dishwasher	NA Wood Burning Stove
371	<u>OS</u> Disposal	<u>NA_</u> Yard Light
372	<u>NA_</u> Freezer	ElecGas
373	Location	NA_Boat Dock, ID#
374	OS Refrigerator (#1)	NA Other
375	Location KITCHEN	NA Other
376	EX Refrigerator (#2)	NA Other
377	Location <u>BASEMENT</u>	NA Other
378	OS Trash Compactor	NA Other
	<u></u> - 1	-

Disclose any material information and designation fully revealed above. If applicable, state via				
invoices, notices or other docume	ents describing	g or referring	to the matters	revealed h
The undersigned SELLER represents, to Disclosure Statement is accurate and comp guarantee of any kind. SELLER hereby	o the best of th	eir knowledge, the	information set fortl Disclosure Statement	h in the fore to be a warra
prospective BUYER of the Property and to assisting the SELLER, in writing, if any	real estate broker information in	ers and licensees. this disclosure ch	SELLER will prompt nanges prior to Clos	ly notify Lice ing, and Lice
assisting the SELLER will promptly noti and BUYER initial and date any change				
pages).				
CAREFULLY READ THE TERMS HI DOCUMENT BECO IF NOT UNDERSTO	OMES PART OF	A LEGALLY BIND	ING CONTRACT.	KIIES, IHIS
	05/06/2024	Susan B Wilson		05/07/202
EUGENE AGEE SELLER Eugene Agee	05/06/2024 DATE	Susan B Wilson SELLER	Susan B. Wilson	
	DATE		Susan B. Wilson	
BUYER ACKNOWLEDGEMENT AND AGE 1. I understand and agree the information and SELLER need only make an hones 2. This Property is being sold to me with	REEMENT In this form is ling st effort at fully reduct out warranties of	SELLER mited to information evealing the informa	of which SELLER hastion requested.	D <i>i</i> s actual know
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