

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

1 SELLER: Top 2 Bottom, LLC Beth Wolfe

2 PROPERTY: 604 & 604 1/2 S. 15th

4 1. SELLER'S INSTRUCTIONS

5 SELLER agrees to disclose to BUYER all material defects, conditions and facts **KNOWN TO SELLER**
6 which may materially affect the value of the Property. This disclosure statement is designed to assist
7 SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this
8 information.

10 2. NOTICE TO BUYER

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

15 3. OCCUPANCY

16 Approximate age of Property? 55 yrs How long have you owned? approx. 16 mo.

17 Does SELLER currently occupy the Property? Yes No

18 If not, how long has it been since SELLER occupied the Property? _____ years/months.

20 4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH
21 SELLER'S LAND DISCLOSURE ALSO.)

22 (a) Fill or expansive soil on the Property? Yes No

23 (b) Sliding, settling, earth movement, upheaval or earth stability problems on
24 the Property? Yes No

25 (c) Is the Property or any portion thereof located in a flood zone, wetlands area
26 or proposed to be located in such as designated by FEMA which requires
27 flood insurance? Yes No

28 (d) Drainage or flood problems on the Property or adjacent properties? Yes No

29 (e) Do you pay flood insurance premiums? Yes No

30 (f) If so, is it required? N/A Yes No

31 (g) Are the boundaries of the Property marked in any way? Yes No

32 (h) Has Property had a stake survey? If yes, attach copy Yes No

33 (i) Encroachments, boundary line disputes, or non-utility easements affecting
34 the Property. Yes No

35 (j) Any fencing on the Property? Yes No

36 (k) If yes, does fencing belong to the Property? Yes No

37 (l) Diseased, dead, or damaged trees or shrubs on the Property Yes No

38 (m) Gas/oil wells, lines or storage facilities on Property or adjacent property Yes No

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

40 split rail in front

43 5. ROOF:

- 44 (a) Approximate Age: 9 yrs years Unknown Type: asphalt
- 45 (b) Have there been any problems with the roof, flashing or rain gutters? Yes No
- 46 If so, what was the date of the occurrence _____
- 47 (c) Have there been any repairs to the roof, flashing or rain gutters? Yes No
- 48 Date of and company performing such repairs _____ / _____
- 49 (d) Has there been any roof replacement? Yes No
- 50 If yes, was it: Complete or Partial
- 51 (e) What is the number of layers currently in place: _____ layers, or Unknown.

52 If any of the answers in this section are "Yes", explain in detail below: (All available warranties and

53 other documentation are attached) _____
54 _____
55 _____
56 _____
57 _____

58 6. INFESTATION - ARE YOU AWARE OF:

- 59 (a) Any termites, wood destroying insects, or *other* pests on the Property? Yes No
- 60 (b) Any damage to the property by termites, wood destroying insects or *other*
- 61 pests? Yes No
- 62 (c) Any termite, wood destroying insects or other pest control treatments on the
- 63 Property in the last five years? Yes No
- 64 If yes, list company, when and where treated _____
- 65 (d) Any warranty, bait stations or other treatment coverage by a licensed pest
- 66 control company on the Property? Yes No
- 67 If yes, the annual cost of service renewal is \$ _____ and the time remaining on the
- 68 service contract is _____. (Check One)
- 69 The treatment system stays with the Property, or the treatment system is subject to
- 70 removal by the treatment company if annual service fee is not paid.

71 If any of the answers in this section are "Yes", explain in detail (attach any receipts): _____

72 _____
73 _____
74 _____
75 _____

76 7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS - ARE YOU AWARE OF:

- 77 (a) Movement, shifting, deterioration, or other problems with walls, foundations,
- 78 crawl space or slab? Yes No
- 79 (b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
- 80 crawl space, basement floor or garage? Yes No
- 81 (c) Any corrective action taken including, but not limited to piercing or bracing? Yes No
- 82 (d) Any water leakage or dampness in the house, crawl space or basement? Yes No
- 83 (e) Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
- 84 (f) Any problems with driveways, patios, decks, fences or retaining walls on
- 85 the Property? Yes No
- 86 (g) Any problems with fireplace and/or chimney? Yes No
- 87 Date of last cleaning? _____
- 88 (h) Does the Property have a sump pump? Yes No
- 89 (i) Any repairs or other attempts to control the cause or effect of any problem
- 90 described above? Yes No

91 If any of the answers in this section are "Yes", explain in detail. When describing repairs or control

92 efforts, describe the location, extent, date, and name of the person who did the repair or control effort

93 and attach, if available, any inspection reports, estimates or receipts: _____
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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: _____

(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: _____

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 so, is it: Leased Owned?)

(d) Is there a water purifier system? Yes No
(If so, is it: Leased Owned?)

(e) What type of sewage system serves the Property? Public Sewer, or Private Sewer, or Septic System, or Cesspool, or Lagoon, or Other _____

(f) If there is a septic system, is there a sewage pump on the septic system? Yes No

(g) Is there a grinder pump system? Yes No

(h) If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? _____ By whom? _____

(i) Is there a sprinkler system? Yes No
Does sprinkler system cover full yard? N/A Yes No

If "No", explain: _____

(j) Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? Yes No

(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 SOME PEX

The location of the main water shut-off is ? Im not sure

(m) The location of the sewer line clean out trap is: W end of duplex

If your answer to any of the questions in this section is "Yes", explain in detail and provide available documentation: _____

10. HEATING AND AIR CONDITIONING:

(a) Does the Property have air conditioning? Yes No

Central Electric Central Gas Heat Pump Window Unit(s)
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

1. don't know
2. _____

(b) Does the Property have heating systems? Yes No

Electric Fuel Oil Natural Gas Heat Pump Propane Fuel Tank Other _____
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

1. don't know
2. _____

(c) Are there rooms without heat or air conditioning? Yes No

If yes, which room(s)? _____

(d) Does the Property have a water heater? Yes No

Electric Gas Solar
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

1. fairly new
2. _____

(e) Are you aware of any problems regarding these items? Yes No

If your answer to question 10(c) and/or 10(e) in this section is "Yes", explain in detail: _____

11. ELECTRICAL SYSTEM:

(a) Type of material used: Copper Aluminum Unknown

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

Location of electrical panel(s): one in each duplex in 2 bedroom

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

(c) Are you aware of any problem with the electrical system? Yes No

If "Yes", explain in detail: _____

12. HAZARDOUS CONDITIONS:

(a) Underground tanks on the Property? Yes No

(b) Landfill on the Property? Yes No

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

(d) Has the Property been tested for any of the above listed items? Yes No

(e) Radon in the property? Yes No

(f) Have you had the property tested for radon? Yes No

(g) Have you had the property tested for mold? Yes No

(h) Are you aware of any other environmental issues? Yes No

(i) Are you aware of any methamphetamine or controlled substances ever being

used or manufactured on the Property? Yes No

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

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

188 If your answer to any of the questions in this section is "Yes", explain in detail and attach test
189 results: _____
190 _____
191 _____

192 **13. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:**

- 193 (a) Are you aware of any current/pending bonds, assessments, or special taxes Yes No
194 that apply to Property? _____
195 Amount \$ _____
- 196 (b) Are you aware or have you received any notice of any condition or proposed
197 change in your neighborhood or surrounding area? Yes No
- 198 (c) Is the Property subject to covenants, conditions, and restrictions of a
199 Homeowner's Association or subdivision restrictions? Yes No
- 200 (d) Are you aware of any violations of such covenants and restrictions? Yes No
- 201 (e) Does the Homeowner's Association impose its own transfer fee when this
202 Property is sold? Yes No
203 If "yes", what is the amount? \$ _____
- 204 (f) Are you aware of any defect, damage, proposed change or problem with any
205 common elements or common areas? Yes No
- 206 (g) Are you aware of any condition or claim which may result in any change to
207 assessments or fees? Yes No
- 208 (h) Are streets privately owned? Yes No
- 209 (i) Is Property in a historic, conservation or special review district that
210 requires any alterations or improvements to Property be approved by a
211 board or commission? Yes No
- 212 (j) Is Property subject to tax abatement? Yes No
- 213 (k) Is Property subject to a right of first refusal? Yes No

214 If the answer to any of the above questions is "Yes" except (c), explain in detail, including
215 amounts, if applicable: _____
216 _____
217 _____
218 _____
219 _____

220 Homes Association dues which are paid in full until _____ in the amount of \$ _____
221 payable yearly monthly quarterly, sent to _____ and
222 such includes: _____
223 Homeowner's Association contact name, phone number, website, or email address: _____
224 _____
225 _____
226 _____

227 **14. OTHER MATTERS:**

- 228 (a) Are you aware of any of the following?
229 Party walls Common areas Easement Driveways Yes No
- 230 (b) Are you aware of any fire damage to the Property? Yes No
- 231 (c) Are there any liens, other than mortgage(s)/deeds of trust currently on the
232 Property? Yes No
- 233 (d) Are there any violations of laws or regulations affecting the Property? Yes No
- 234 (e) Are you aware of any other conditions that may materially and adversely
235 affect the value or desirability of the Property? Yes No
- 236 (f) Are you aware of any other condition that may prevent you from completing
237 the sale of the Property? Yes No
- 238 (g) Are you aware of any general stains or pet stains to the carpet, the flooring

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- or sub-flooring? Yes No
- (h) Do you have keys for all exterior doors, including garage doors in the home? Yes No
- List locks without keys _____
- (i) Are you aware of any violation of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- (j) Are you aware of any unrecorded interests affecting the Property? Yes No
- (k) Are you aware of anything that would interfere with giving clear title to the BUYER? Yes No
- (l) Are you aware of any existing or threatened legal action pertaining to the Property? Yes No
- (m) Are you aware of any litigation or settlement pertaining to this Property? Yes No
- (n) Have you added any insulation since you have owned the Property? Yes No
- (o) Have you replaced any appliances that remain with the Property in the past five years? Yes No
- (p) Are there any transferable warranties on the Property or any of its components? Yes No
- (q) Have you made any insurance or other claims pertaining to this Property in the past 5 years? Yes No
- If yes, were repairs from claim(s) completed? Yes No
- (r) Are you aware of any use of synthetic stucco in the property? Yes No

If any of the answers in this section are "Yes", (except g), explain in detail: _____

15. UTILITIES: Identify the name and phone number for utilities listed below.

Electric Company Name - <u>EVERGY</u>	Phone <u>800-383-1183</u>
Gas Company Name - <u>BRUNSWICK</u>	Phone _____
Water Company Name - <u>CITY OF MARYSVILLE</u>	Phone _____

16. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS)

The Residential Real Estate Sale Contract, not the Seller's Disclosure Statement, the MLS, or other promotional material, provides for what is included in the sale of the property. All existing improvements on Property (if any) and appurtenances, fixtures and equipment, whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property unless excluded from the sale in the Residential Real Estate Sale Contract.

OS = Operating and Staying with the Property (Means the item is performing its intended function)

EX = Staying with the Property but Excluded from Mechanical Repairs and cannot be an Unacceptable Condition

NA = Not applicable

NS = Not staying with the Property

- | | | | |
|-----|---|--|---|
| 282 | N/A Air Conditioning Window Units, # _____ | N/A Garage door opener(s) | N/A Sprinkler System _____ |
| 283 | CS Air Conditioning Central System | N/A Garage Door Transmitter(s), # _____ | N/A Sprinkler System Back Flow Valve |
| 284 | N/A Attic Fan | N/A Gas Grill | N/A Sprinkler System Auto Timer |
| 285 | CS Ceiling Fans, # <u>4/px unit</u> | N/A Gas Yard Light | N/A Statuary/Yard Art |
| 286 | N/A Central vac & attachments <u>8 total</u> | N/A Humidifier | CS Stove, <input checked="" type="checkbox"/> Elec. _____ Gas <u>2 units</u> |
| 287 | N/A Dishwasher | N/A Intercom | N/A Stove Downdraft Cooktop |
| 288 | CS Disposal - <u>Exstone is older</u> | CS Laundry - Washer | CS Stove Oven <input checked="" type="checkbox"/> Elec. _____ Gas <u>2 units</u> |
| 289 | N/A Doorbell | CS Laundry - Dryer | CS Stove Oven - Convection |
| 290 | N/A Electric air cleaner or purifier | N/A Microwave Oven | CS Stove/Oven Clock Timer |
| 291 | N/A Electric Garage Door Opener(s) | N/A Propane Tank | N/A Stove Vent Hood |
| 292 | CS Exhaust fan(s) - baths | CS Refrigerator | N/A Sump Pump |
| 293 | N/A Fireplace heat re-circulator | Location of Refrigerator <u>both units</u> | N/A Swimming Pool |
| 294 | N/A Fireplace insert | N/A Security System | N/A Swimming Pool Heater |
| 295 | N/A Fireplace Gas Logs | Owned _____ Leased _____ | N/A Swimming Pool Equipment |
| 296 | N/A Fireplace Gas Starter | CS Smoke Detector(s), # <u>2</u> | N/A Trash Compactor |
| 297 | N/A Fireplace - wood burning stove | N/A Spa/Hot Tub | N/A TV Antenna/Receiver/Satellite Dish |
| 298 | N/A Fountain(s) | N/A Spa/Sauna | Own _____ Lease _____ |
| 299 | CS Furnace/heat pump/other htg system | N/A Spa Equipment | N/A Water Softener and/or purifier |
| 300 | Other _____ | Other _____ | Own _____ Lease _____ |
| 301 | Other _____ | Other _____ | Other _____ |

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 303 Disclose any material information and describe any significant repairs, improvements or alterations to
 304 the Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any
 305 repair estimates, reports, invoices, notices or other documents describing or referring to the matters
 306 revealed herein: HVAC was serviced by Jason Barnes
in July 2020

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 310 The undersigned SELLER represents that the information set forth in the foregoing Disclosure Statement
 311 is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
 312 guarantee of any kind. SELLER hereby authorizes their agent to provide this information to prospective
 313 BUYER of the property and to real estate brokers and salespeople. **SELLER will promptly notify**
 314 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to**
 315 **Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER,**
 316 **in writing, of such changes. (Initial and date any changes and/or attach a list of additional**
 317 **changes. If attached, # _____ of pages).**

318
 319 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**
 320 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
 321 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

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 323 Debra Wolfe 09/02/20
 324
 325 SELLER DATE SELLER DATE