

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

1 SELLER: Freida Niemeyer Trust
2 PROPERTY: 206 N Colorado Waterville, MO
3

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? Built 1993 How long have you owned? ONE OWNER
17 Does SELLER currently occupy the Property? Yes No
18 If not, how long has it been since SELLER occupied the Property? -6mo 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? 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 _____
41 _____
42 _____

43 5. ROOF:

Shingled in 4/26/2016

- 44 (a) Approximate Age: 2 years Unknown Type: Asphalt Shingles
- 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? *drains in floor* 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: _____

94 _____
95 _____
96 _____
97 _____

8. ADDITIONS AND/OR REMODELING:

98 (a) Are you aware of any additions, structural changes, or other material
99 alterations to the Property? Yes No

100 If "Yes", explain: _____
101 _____
102 _____

103 (b) If "Yes", were all necessary permits and approvals obtained, and was all
104 work in compliance with building codes? N/A Yes No

105 If "No", explain: _____
106 _____
107 _____

9. PLUMBING RELATED ITEMS:

108 (a) What is the drinking water source? Public Private Well Cistern
109 If well water, state type _____ depth _____
110 diameter _____ age _____

111 (b) If the drinking water source is a well, when was the water last checked for safety and what
112 was the result of the test? _____
113 _____

114 (c) Is there a water softener on the Property? Yes No
115 (If so, is it: Leased Owned?)

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

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

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

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

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

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

126 If "No", explain: _____
127 _____

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

130 (k) Are you aware of any leaks, backups, or other problems relating to any of the plumbing,
131 water, and sewage related systems? Yes No

132 (l) Type of plumbing material currently used in the Property:
133 Copper Galvanized Other _____
134 The location of the main water shut-off is _____

135 (m) The location of the sewer line clean out trap is: _____
136 If your answer to any of the questions in this section is "Yes", explain in detail and provide
137 available documentation: _____
138 _____
139 _____

140 **10. HEATING AND AIR CONDITIONING:**

- 141 (a) Does the Property have air conditioning? Yes No
- 142 Central Electric Central Gas Heat Pump Window Unit(s)
- 143 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
- 144 1. _____
- 145 2. _____
- 146 (b) Does the Property have heating systems? Yes No
- 147 Electric Fuel Oil Natural Gas Heat Pump Propane Fuel Tank Other _____
- 148 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
- 149 1. _____
- 150 2. _____
- 151 (c) Are there rooms without heat or air conditioning? Yes No
- 152 If yes, which room(s)? _____
- 153 (d) Does the Property have a water heater? Yes No
- 154 Electric Gas Solar
- 155 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
- 156 1. _____
- 157 2. _____
- 158 (e) Are you aware of any problems regarding these items? Yes No

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

160 _____

161 _____

162 _____

163 _____

164 **11. ELECTRICAL SYSTEM:**

- 165 (a) Type of material used: Copper Aluminum Unknown
- 166 (b) Type of electrical panel(s): Breaker Fuse
- 167 Location of electrical panel(s): _____
- 168 Size of electrical panel (total amps), if known: _____
- 169 (c) Are you aware of any problem with the electrical system? Yes No

170 If "Yes", explain in detail: _____

171 _____

172 _____

173 _____

174 _____

175 **12. HAZARDOUS CONDITIONS:**

- 176 (a) Underground tanks on the Property? Yes No
- 177 (b) Landfill on the Property? Yes No
- 178 (c) Toxic substances on the Property, (e.g. tires, batteries, etc.)? Yes No
- 179 (d) Has the Property been tested for any of the above listed items? Yes No
- 180 (e) Radon in the property? Yes No
- 181 (f) Have you had the property tested for radon? Yes No
- 182 (g) Have you had the property tested for mold? Yes No
- 183 (h) Are you aware of any other environmental issues? Yes No
- 184 (i) Are you aware of any methamphetamine or controlled substances ever being
- 185 used or manufactured on the Property? Yes No
- 186 (In Missouri, a separate disclosure is required if methamphetamine or
- 187 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 _____

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

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

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

221 Homes Association dues which are paid in full until None in the amount of \$ _____
222 payable yearly monthly quarterly, sent to _____ and
223 such includes: _____
224 Homeowner's Association contact name, phone number, website, or email address: _____
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

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

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

261 _____

262 _____

263 _____

264 _____

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

266 Electric Company Name - _____ Phone _____

267 Gas Company Name - *City* _____ Phone _____

268 Water Company Name - _____ Phone _____

269

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

271 The Residential Real Estate Sale Contract, not the Seller's Disclosure Statement, the MLS, or other

272 promotional material, provides for what is included in the sale of the property. All existing

273 improvements on Property (if any) and appurtenances, fixtures and equipment, whether buried,

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

275 with Property unless excluded from the sale in the Residential Real Estate Sale Contract.

276 **OS = Operating and Staying with the Property (Means the item is performing its intended**

277 **function)**

278 **EX = Staying with the Property but Excluded from Mechanical Repairs and cannot be an**

279 **Unacceptable Condition**

280 **NA = Not applicable**

281 **NS = Not staying with the Property**

- | | | | |
|-----|---|---|---|
| 282 | <input type="checkbox"/> Air Conditioning Window Units, # _____ | <input type="checkbox"/> Garage door opener(s) | <input type="checkbox"/> Sprinkler System _____ |
| 283 | <input type="checkbox"/> Air Conditioning Central System | <input type="checkbox"/> Garage Door Transmitter(s), # _____ | <input type="checkbox"/> Sprinkler System Back Flow Valve |
| 284 | <input type="checkbox"/> Attic Fan | <input checked="" type="checkbox"/> NS Gas Grill | <input type="checkbox"/> Sprinkler System Auto Timer |
| 285 | <input type="checkbox"/> Ceiling Fans, # <u>3</u> | <input type="checkbox"/> Gas Yard Light | <input type="checkbox"/> Statuary/Yard Art |
| 286 | <input type="checkbox"/> Central vac & attachments | <input type="checkbox"/> Humidifier | <input type="checkbox"/> Stove, <input type="checkbox"/> Elec. <input type="checkbox"/> Gas |
| 287 | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Intercom | <input type="checkbox"/> Stove Downdraft Cooktop |
| 288 | <input type="checkbox"/> Disposal | <input checked="" type="checkbox"/> NS Laundry – Washer | <input type="checkbox"/> Stove Oven <input type="checkbox"/> Elec. <input type="checkbox"/> Gas |
| 289 | <input type="checkbox"/> Doorbell | <input checked="" type="checkbox"/> NS Laundry – Dryer | <input type="checkbox"/> Stove Oven – Convection |
| 290 | <input type="checkbox"/> Electric air cleaner or purifier | <input type="checkbox"/> Microwave Oven | <input type="checkbox"/> Stove/Oven Clock Timer |
| 291 | <input type="checkbox"/> Electric Garage Door Opener(s) | <input type="checkbox"/> Propane Tank | <input type="checkbox"/> Stove Vent Hood |
| 292 | <input type="checkbox"/> Exhaust fan(s) – baths | <input type="checkbox"/> Refrigerator | <input type="checkbox"/> Sump Pump |
| 293 | <input type="checkbox"/> Fireplace heat re-circulator | <input type="checkbox"/> Location of Refrigerator _____ | <input type="checkbox"/> Swimming Pool |
| 294 | <input type="checkbox"/> Fireplace insert | <input type="checkbox"/> Security System | <input type="checkbox"/> Swimming Pool Heater |
| 295 | <input type="checkbox"/> Fireplace Gas Logs | <input type="checkbox"/> <input type="checkbox"/> Owned <input type="checkbox"/> Leased | <input type="checkbox"/> Swimming Pool Equipment |
| 296 | <input type="checkbox"/> Fireplace Gas Starter | <input type="checkbox"/> Smoke Detector(s), # _____ | <input type="checkbox"/> Trash Compactor |
| 297 | <input type="checkbox"/> Fireplace – wood burning stove | <input type="checkbox"/> Spa/Hot Tub | <input checked="" type="checkbox"/> NS TV Antenna/Receiver/Satellite Dish |
| 298 | <input type="checkbox"/> Fountain(s) | <input type="checkbox"/> Spa/Sauna | <input type="checkbox"/> <input type="checkbox"/> Own <input checked="" type="checkbox"/> Lease |
| 299 | <input type="checkbox"/> Furnace/heat pump/other htg system | <input type="checkbox"/> Spa Equipment | <input type="checkbox"/> Water Softener and/or purifier |
| 300 | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ | <input type="checkbox"/> <input type="checkbox"/> Own <input type="checkbox"/> Lease |
| 301 | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ |

302
 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: _____
 307 _____
 308 _____
 309 _____

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.**
 322

323
 324 *Freida Niemeyer Trust 1/4/19*
 325 SELLER Linda Bruno POA DATE SELLER _____ DATE _____

326 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

327

- 328 1. I understand and agree that the information in this form is limited to information of which SELLER has
329 actual knowledge and that SELLER need only make an honest effort at fully revealing the information
330 requested.
- 331 2. This property is being sold to me without warranties or guaranties of any kind by SELLER or
332 Broker(s) or agents concerning the condition or value of the Property.
- 333 3. I agree to verify any of the above information, and any other important information provided by
334 SELLER or Broker (including any information obtained through the Multiple Listing Service) by an
335 independent investigation of my own. I have been specifically advised to have Property examined by
336 professional inspectors.
- 337 4. I acknowledge that neither SELLER nor Broker is an expert at detecting or repairing physical defects
338 in Property.
- 339 5. I specifically represent that there are no important representations concerning the condition or value
340 of Property made by SELLER or Broker on which I am relying except as may be fully set forth in
341 writing and signed by them.

342

343

344

345

BUYER

DATE

BUYER

DATE

warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Copyright January 2008. Last revised 10/07. All previous versions of this document may no longer be valid.