



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

1 **SELLER:** BLACK JACK RIDGE RANCH LLC

2 **PROPERTY:** 10205 SE 201 PVT RD STOKTON, MO 65785

3

4 **1. NOTICE TO SELLER.**

5 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if
6 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material
7 defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability
8 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to
9 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

10

11 **2. NOTICE TO BUYER.**

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

15

16 **3. OCCUPANCY.**

17 Approximate age of Property? ~~1970's~~ 1970's How long have you owned? 1999

18 Does SELLER currently occupy the Property? Yes No

19 If "No", how long has it been since SELLER occupied the Property? _____ years/months

20

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

23 a. Any fill or expansive soil on the Property? Yes No

24 b. Any sliding, settling, earth movement, upheaval or earth stability problems
25 on the Property? Yes No

26 c. The Property or any portion thereof being located in a flood zone, wetlands
27 area or **proposed** to be located in such as designated by FEMA which
28 requires flood insurance? Yes No

29 d. Any drainage or flood problems on the Property or adjacent properties? Yes No

30 e. Any flood insurance premiums that you pay? Yes No

31 f. Any need for flood insurance on the Property? Yes No

32 g. Any boundaries of the Property being marked in any way? Yes No

33 h. The Property having had a stake survey? Yes No

34 i. Any encroachments, boundary line disputes, or non-utility easements
35 affecting the Property? Yes No

36 j. Any fencing on the Property? Yes No
37 If "Yes", does fencing belong to the Property? N/A Yes No

38 k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No

39 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No

40 m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes No

41

42 **If any of the answers in this section are "Yes", explain in detail or attach other documentation:** _____

43 _____

44 _____

45 _____

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- 46 **5. ROOF.**
 47 a. Approximate Age: 6 years Unknown Type: Asphalt Shingle
 48 b. Have there been any problems with the roof, flashing or rain gutters? Yes No
 49 If "Yes", what was the date of the occurrence? _____
 50 c. Have there been any repairs to the roof, flashing or rain gutters? Yes No
 51 Date of and company performing such repairs _____ / _____
 52 d. Has there been any roof replacement? Yes No
 53 If "Yes", was it: Complete or Partial
 54 e. What is the number of layers currently in place? 1 layers or Unknown.

55
 56 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other**
 57 **documentation:** _____
 58 _____
 59 _____

- 60
 61 **6. INFESTATION. ARE YOU AWARE OF:**
 62 a. Any termites, wood destroying insects, or **other** pests on the Property? Yes No
 63 b. Any damage to the Property by termites, wood destroying insects or **other**
 64 pests? Yes No
 65 c. Any termite, wood destroying insects or **other** pest control treatments on the
 66 Property in the last five (5) years? Yes No
 67 If "Yes", list company, **when and where** treated _____
 68 d. Any current warranty, bait stations or other treatment coverage by a licensed
 69 pest control company on the Property? Yes No
 70 If "Yes", the annual cost of service renewal is \$ _____ and the time
 71 remaining on the service contract is _____
 72 **(Check one)** The treatment system stays with the Property or the treatment system is
 73 subject to removal by the treatment company if annual service fee is not paid.

74
 75 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other**
 76 **documentation:** _____
 77 _____
 78 _____

- 79
 80 **7. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.**
 81 **ARE YOU AWARE OF:**
 82 a. Any movement, shifting, deterioration, or other problems with walls, foundations,
 83 crawl space or slab? Yes No
 84 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
 85 crawl space, basement floor or garage? Yes No
 86 c. Any corrective action taken including, but not limited to piercing or bracing? Yes No
 87 d. Any water leakage or dampness in the house, crawl space or basement? Yes No
 88 e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
 89 f. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes No
 90 g. Any problems with fireplace including, but not limited to firebox, chimney,
 91 chimney cap and/or gas line? Yes No
 92 Date of any repairs, inspection(s) or cleaning? _____
 93 Date of last use? _____
 94 h. Does the Property have a sump pump? Yes No
 95 If "Yes", location: _____
 96 i. Any repairs or other attempts to control the cause or effect of any problem described above? Yes No

97 **If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other**
 98 **documentation:** _____
 99 _____
 100 _____

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8. ADDITIONS AND/OR REMODELING.

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

9. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? Public Private Well Cistern
If well water, state type _____ depth 200'
diameter _____ age 40 yrs
- 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? Unknown
- c. Is there a water softener on the Property? Yes No
If "Yes", is it: Leased Owned?
- d. Is there a water purifier system? Yes No
If "Yes", is it: Leased Owned?
- e. What type of sewage system serves the Property? Public Sewer Private Sewer
 Septic System Cesspool Lagoon Other Gray water goes to lagoon
- f. The location of the sewer line clean out trap is: North side of House
- g. Is there a sewage pump on the septic system? N/A Yes No
- h. Is there a grinder pump system? Yes No
- i. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? 1999 By whom? Unknown
- j. Is there a sprinkler system? Yes No
Does sprinkler system cover full yard and landscaped areas? N/A Yes No
If "No", explain in detail: _____
- k. Are you aware of any leaks, backups, or other problems relating to any of the, plumbing, water, and sewage related systems? Yes No
- l. Type of plumbing material currently used in the Property:
 Copper Galvanized Other PVC
The location of the main water shut-off is: South wall of Basement
- m. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A Yes No

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

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- 143 **10. HEATING AND AIR CONDITIONING.**
- 144 a. Does the Property have air conditioning? Yes No
- 145 Central Electric Central Gas Heat Pump Window Unit(s)
- 146 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
- 147 1. 6 X Attic April's Country Air
- 148 2. _____
- 149 b. Does the Property have heating systems? Yes No
- 150 Electric Fuel Oil Natural Gas Heat Pump Propane
- 151 Fuel Tank Other _____
- 152 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
- 153 1. 6 0 X Attic April's Country Air
- 154 2. _____
- 155 c. Are there rooms without heat or air conditioning? Yes No
- 156 _____
- 157 If "Yes", which room(s)? _____
- 158 d. Does the Property have a water heater? Yes No
- 159 Electric Gas Solar Tankless
- 160 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
- 161 1. 1 X Basement 50 gal
- 162 2. _____
- 163 e. Are you aware of any problems regarding these items? Yes No
- 164 If "Yes", explain in detail: _____
- 165 _____
- 166 _____
- 167 _____

- 168 **11. ELECTRICAL SYSTEM.**
- 169 a. Type of material used: Copper Aluminum Unknown
- 170 b. Type of electrical panel(s): Breaker Fuse
- 171 Location of electrical panel(s): South wall of Garage
- 172 Size of electrical panel (total amps), if known: 200 Amp
- 173 c. Are you aware of any problem with the electrical system? Yes No
- 174 If "Yes", explain in detail: _____
- 175 _____
- 176 _____
- 177 _____

- 178 **12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**
- 179 a. Any underground tanks on the Property? Yes No
- 180 b. Any landfill on the Property? Yes No
- 181 c. Any toxic substances on the Property, (e.g. tires, batteries, etc.)? Yes No
- 182 d. Any testing for any of the above-listed items on the Property? Yes No
- 183 e. Any professional testing/mitigation for radon on the Property? Yes No
- 184 f. Any professional testing/mitigation for mold on the Property? Yes No
- 185 g. Any other environmental issues? Yes No
- 186 h. Any methamphetamine or controlled substances ever being
- 187 used or manufactured on the Property? Yes No
- 188 (In Missouri, a separate disclosure is required if methamphetamine or
- 189 other controlled substances have been present on or in the Property.)

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

192 documentation: _____

193 _____

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- 195 **13. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**
- 196 a. Any current/pending bonds, assessments, or special taxes that
- 197 apply to Property? Yes No
- 198 If "Yes", what is the amount? \$ _____
- 199 b. Any condition or proposed change in your neighborhood or surrounding
- 200 area or having received any notice of such? Yes No
- 201 c. Any defect, damage, proposed change or problem with any
- 202 common elements or common areas? Yes No
- 203 d. Any condition or claim which may result in any change to assessments or fees? Yes No
- 204 e. Any streets that are privately owned? Yes No
- 205 f. The Property being in a historic, conservation or special review district that
- 206 requires any alterations or improvements to the Property be approved by a
- 207 board or commission? Yes No
- 208 g. The Property being subject to tax abatement? Yes No
- 209 h. The Property being subject to a right of first refusal? Yes No
- 210 If "Yes", number of days required for notice: _____
- 211 i. The Property being subject to covenants, conditions, and restrictions of a
- 212 Homeowner's Association or subdivision restrictions? Yes No
- 213 j. Any violations of such covenants and restrictions? N/A Yes No
- 214 k. The Homeowner's Association imposing its own transfer fee and/or
- 215 initiation fee when the Property is sold? N/A Yes No
- 216 If "Yes", what is the amount? \$ _____

217 Homeowner's Association dues are paid in full until _____ in the amount of \$ _____

218 payable yearly semi-annually monthly quarterly, sent to _____ and such

219 includes: _____

220 Homeowner's Association/Management Company contact name, phone number, website, or email address:

221 _____

222 _____

223 _____

224 _____

225 _____

226 If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other

227 documentation: _____

228 _____

229 _____

230 **14. PREVIOUS INSPECTION REPORTS.**

- 231 Has Property been inspected in the last twelve (12) months? Yes No
- 232 If "Yes", a copy of inspection report(s) are available upon request.
- 233

234 **15. OTHER MATTERS. ARE YOU AWARE OF:**

- 235 a. Any of the following?
- 236 Party walls Common areas Easement Driveways Yes No
- 237 b. Any fire damage to the Property? *Fire 2011 All Repairs Made and Complete* Yes No
- 238 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
- 239 d. Any violations of laws or regulations affecting the Property? Yes No
- 240 e. Any other conditions that may materially affect the value
- 241 or desirability of the Property? Yes No
- 242 f. Any other condition, including but not limited to financial, that may prevent
- 243 you from completing the sale of the Property? Yes No
- 244 g. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
- 245 h. Missing keys for any exterior doors, including garage doors to the Property? Yes No
- 246 List locks without keys _____
- 247 i. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- 248 j. Any unrecorded interests affecting the Property? Yes No
- 249 k. Anything that would interfere with giving clear title to the BUYER? Yes No

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- 250 l. Any existing or threatened legal action pertaining to the Property? Yes No
- 251 m. Any litigation or settlement pertaining to the Property? Yes No
- 252 n. Any added insulation since you have owned the Property? Yes No
- 253 o. Having replaced any appliances that remain with the Property in the
- 254 past five (5) years? Yes No
- 255 p. Any transferable warranties on the Property or any of its
- 256 components? Yes No
- 257 q. Having made any insurance or other claims pertaining to the Property
- 258 in the past five (5) years? Yes No
- 259 If "Yes", were repairs from claim(s) completed?..... N/A Yes No
- 260 r. Any use of synthetic stucco on the Property? Yes No
- 261

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

16. UTILITIES. Identify the name and phone number for utilities listed below.
- Electric Company Name: SAC Osage Electric Phone # _____
- Gas Company Name: _____ Phone # _____
- Water Company Name: _____ Phone # _____

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

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

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

[Signature] Initials _____ Initials _____
 SELLER | SELLER BUYER | BUYER

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

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

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

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

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

296

297

298 NA Air Conditioning Window Units, # ___

299 OS Air Conditioning Central System

300 OS Attic Fan

301 OS Ceiling Fan(s), # ___

302 NA Central Vac and Attachments

303 OS Doorbell

304 NA Electric Air Cleaner or Purifier

305 OS Exhaust Fan(s) – Baths

306 OS Fences – Invisible & Controls

307 Fireplace(s), # NA

308 Location #1 _____ Location #2 _____

309 OS Chimney NA Chimney

310 NA Gas Logs NA Gas Logs

311 NA Gas Starter NA Gas Starter

312 NA Heat Re-circulator NA Heat Re-circulator

313 NA Insert NA Insert

314 NA Wood Burning Stove NA Wood Burning Stove

315 ___ Other ___ Other

316 NA Fountain(s)

317 OS Furnace/Heat Pump/Other Htg System

318 NA Garage Door Keyless Entry

319 ___ Garage Door Opener(s), # ___

320 ___ Garage Door Transmitter(s), # ___

321 NA Gas Yard Light

322 Humidifier

323 NA Intercom

324 NA Jetted Tub

325 KITCHEN APPLIANCES

326 Cooking Unit

327 OS Cooktop Elec. ___ Gas

328 NS Microwave Oven

329 OS Oven

330 ___ Elec. ___ Gas ___ Convection

331 OS Stove/Range

332 ___ Elec. ___ Gas ___ Convection

333 OS Dishwasher

334 NA Disposal

335 OS Freezer

336 Location _____

337 Icemaker

338 Refrigerator (#1)

339 Location Upstairs

340 Refrigerator (#2)

341 Location Basement

342 NA Trash Compactor

NS Laundry - Washer

NS Laundry - Dryer

___ Elec. ___ Gas

MOUNTED ENTERTAINMENT EQUIPMENT

NA Item #1 _____

Location _____

NA Item #2 _____

Location _____

NA Item #3 _____

Location _____

NA Item #4 _____

Location _____

NA Outside Cooking Unit

OS Propane Tank

Owned ___ Leased

NA Security System

___ Owned ___ Leased

OS Smoke/Fire Detector(s), # 2

NA Spa/Hot Tub

NA Spa/Sauna

NA Spa Equipment

NA Sprinkler System Auto Timer

NA Sprinkler System Back Flow Valve

NA Sprinkler System (Components & Controls)

NA Statuary/Yard Art

NA Sump Pump

NA Swimming Pool

NA Swimming Pool Heater

NA Swimming Pool Equipment

NS TV Antenna/Receiver/Satellite Dish

___ Owned ___ Leased

OS Water Heater

OS Water Softener and/or Purifier

Owned ___ Leased

___ Other _____

___ Other _____

___ Other _____

___ Other _____

___ Other _____

___ Other _____

___ Other _____

___ Other _____

___ Other _____

___ Other _____

___ Other _____

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Initials _____
BUYER | BUYER

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

349
350 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
351 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
352 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
353 prospective BUYER of the Property and to real estate brokers and salespeople. **SELLER will promptly notify**
354 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and**
355 **Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes.**
356 **(SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, #**
357 **of pages).**

358
359 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
360 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
361 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
362

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367  3/15/17 _____
368 SELLER DATE SELLER DATE

369 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

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

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BUYER DATE BUYER DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No 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. Last revised 10/16. All previous versions of this document may no longer be valid. Copyright January 2017.