

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

O (indicate Ma	ırılar Status)		Schmitz Liv	ing Trust dated Feb	ruary 19, 200)8
PROPER1	Γ Υ :		4116 Nortl	hwest Delwood Dr	ive, Blue Springs, N	ИО 64015	
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Does SEL	LER current	tly occupy the	Property?				Yes
If "No", ho	w long has i	it been since S	ELLER occu	pied the Property	<i>י</i> ?	_ years/mon	ths
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a. Any termites, 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", the annual cost of service renewal is \$		00F.	
If "Yes", what was the date of the occurrence? Chave there been any repairs to the roof, flashing or rain gutters? Date of and company performing such repairs. 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 documentation: 6b- Sunroom had gutter issues in 2000. Shingles were added and no longer an issue INFESTATION. ARE YOU AWARE OF: a. Any termites, 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 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) The reatment system stays with the Property or the treatment system is subject to removal by the treatment company if annual service fee is not paid. If any of the answers in this section are "Yes", explain in detail or attach all warranty information and documentation: STRUCTURAL BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF: a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space, basement floor or garage? C. Any corrective action laken including, but not limited to piering or bracing? Yes Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes Any problems with vindows or exterior doors? Any problems with fiveways, patios, decks, fences or retaining walls on the Property? Yes Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes Any problems with driveways, patios, decks, fences or retaining	a	Approximate Age: 4 years Unknown Type: composite	_, _,
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remaining on the service contract is (Check one) The treatment system stays with the Property or the treatment system is subject to removal by the treatment company if annual service fee is not paid. If any of the answers in this section are "Yes", explain in detail or attach all warranty information and documentation: 8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF: a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? c. Any corrective action taken including, but not limited to piering or bracing? d. Any water leakage or dampness in the house, crawl space or basement? e. Any dry rot, wood rot or similar conditions on the wood of the Property? f. Any problems with windows or exterior doors? g. Any problems with diriveways, 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 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 If "Yes", location: j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes If "Yes", location: 8B - 3 normal ceiling settling cracks been there since we have been here (32 years) 8F - Sunroom settling caused some window and sliding doors alignment issues since 2005. Realigned guttering and no additional settling since then. 8G - Driveway crack patched. In garage, AC water drain has eroded concrete in a tiny path to the drain		It "Yes", the annual cost of service renewal is \$ and the time	
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chimney cap and/or gas line?			162 V N
Date of any repairs, inspection(s) or cleaning?	n	chimpov can and/or dae line?	
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DE	C.	If "Yes", location: Any repairs or other attempts to control the cause or effect of any problem described above? f any of the answers in this section are "Yes", explain in detail or attach all warranty inform	Yes <mark>□</mark> N
DE		If "Yes", location: Any repairs or other attempts to control the cause or effect of any problem described above? f any of the answers in this section are "Yes", explain in detail or attach all warranty inform locumentation: 8B - 3 normal ceiling settling cracks been there since we have been here (3)	Yes N mation and of the second of the
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a.	Are you aware of any additions, structural changes, or other mate the Property?	Yes🗹
	If "Yes", explain in detail: Finished basement in 1994. Added sunro	
h	Added vinyl siding and guttering in 2017. Front porch If "Yes", were all necessary permits and approvals obtained, and	
ъ.	compliance with building codes?	N/A Yes
	If "No", explain in detail: All were done with permits except finis.	hing the basement. Electrical and plumbing
	for the basement were stubbed in when	
40 DI	LUMBING RELATED ITEMS.	
	What is the drinking water source? ☑ Public ☐ Private ☐ We	ell Cistern Cother:
۵.	If well water, state type depth dia	ameter age
b.	If well water, state type depth dia lift the drinking water source is a well, has water been tested for s	afety?N/AV Yes
	If "Yes", when was the water last checked for safety?	(attach test results)
c.	Is there a water softener on the Property?	Yes
	If "Yes", is it: ☐ Leased ☐ Owned?	<u></u>
d.	Is there a water purifier system?	Yes
	If "Yes", is it: ☐ Leased ☐ Owned?	_
e.	What type of sewage system serves the Property? Public Sev	wer LPrivate Sewer
_	Septic System, Number of Tanks Cesspool LApproximate location of septic tank and/or absorption field:	₋agoon 🔲 Other
f.	Approximate location of septic tank and/or absorption field:	unknown
	The second secon	
g.	The location of the sewer line clean out trap is: Is there a sewage pump on the septic system?	in garage
h.	Is there a sewage pump on the septic system?	N/AV Yes
l. :	Is there a grinder pump system?	
J.	If there is a privately owned system, when was the septic tank, converted last conviced?	
k	system last serviced? na By whom? By whom?	Vos
k.	Does sprinkler system cover full yard and landscaped areas?	N/AV Ves
	If "No", explain in detail:	
L	Are you aware of any leaks, backups, or other problems relating	to any of the
••	plumbing, water, and sewage related systems?	Yes
m.	True and altreading an atomic locumental cross of in the December.	
	Copper Galvanized PVC PEX Other	
	✓ Copper ☐ Galvanized ☐ PVC ☐ PEX ☐ Other The location of the main water shut-off is:	basement closet
n.		
	sewer or pool?	N/A ☑ Yes□
	your answer to (I) in this section is "Yes", explain in detail or a	attach available
do	cumentation:	

156	11.		EATING AND AIR CONDITIONING.		
157		a.	Does the Property have air conditioning?	. Yes🗹 N	∘□
158			☑Central Electric ☐Central Gas ☐Heat Pump ☐ Window Unit(s)		
159			Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom? 1. 2005 back yard 05/20/2024 Sales HVAC		
160				_	
161			2.		_
162		b.	<u>Do</u> es the <u>Pro</u> perty ha <u>ve</u> heating syst <u>em</u> s?	. Yes🗹 N	\circ
163			□Electric □Fuel Oil ☑Natural Gas □Heat Pump □Propane		
164			☐Fuel Tank ☐Other		
165			Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?		
166			1. 2005 Dasement unknown		
167			2.		
168		C.	Are there rooms without heat or air conditioning?	. Yes□ N	∇
169					
170		d.		Yes N	īП
171			□Electric ☑Gas □ Solar □ Tankless		_
172			Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?		
173			1. 1998? Dasement 50 g unknown		
174					
175		•	Are you aware of any problems regarding these items?		
176		C.	If "Yes", explain in detail:	. 16311	
177			ii les, explain in detail.		
178					
179	40		ECTRICAL CVCTFM		
180	IZ.		ECTRICAL SYSTEM.		
181			Type of material used: Copper Aluminum Unknown		
182		D.	Type of electrical panel(s): Breaker Fuse		
183			Location of electrical panel(s): Size of electrical panel(s) (total amps), if known: 200		
184			Size of electrical panel(s) (total amps), if known: 200 Are you aware of any problem with the electrical system?		
185		C.	Are you aware of any problem with the electrical system?	. Yes ∐ N	o ▼
186			f "Yes", explain in detail:		
187					
188					
189					
190	13.		ZARDOUS CONDITIONS. ARE YOU AWARE OF:	— .	. 🗖
191			Any underground tanks on the Property?		/o <mark>M</mark> ol/
192			Any landfill on the Property?		Vo ✓
193			Any toxic substances on the Property (e.g. tires, batteries, etc.)?		Vo ✓
194			Any contamination with radioactive or other hazardous material?		Vo <mark></mark> ∕
195		e.	Any testing for any of the above-listed items on the Property?		Vo <mark></mark> ✓
196		f.	Any professional testing for radon on the Property?		Vo <mark></mark> ✓
197		g.	Any professional mitigation system for radon on the Property?		Vo <mark></mark> ✓
198		h.	Any professional testing/mitigation for mold on the Property?	. Yes□ 1	Vo <mark></mark> V
199		i.	Any other environmental issues?	. Yes <mark>□ 1</mark>	Vo <mark></mark> ✓
200		j.	Any controlled substances ever manufactured on the Property?	. Yes <mark>□ 1</mark>	Vo <mark></mark> Z
201		k.	Any methamphetamine ever manufactured on the Property?	. Yes□ 1	No ✓
202			(In Missouri, a separate disclosure is required if methamphetamine or other controlled	<u> </u>	
203			substances have been produced on the Property, or if any resident of the Property has		
204			been convicted of the production of a controlled substance.)		
205			,		
206		lf .	any of the answers in this section are "Yes", explain in detail or attach test res	ults and	other
207			cumentation:		
208			<u>. </u>		
209					
		L			
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	L	07/24/2			

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	IGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARI	
a.	The Property located outside of city limits?	Yes□ No☑
b.	Any current/pending bonds, assessments, or special taxes that	
	apply to Property?	Yes □ No ☑
	If "Yes", what is the amount? \$	
C.	Any condition or proposed change in your neighborhood or surrounding	
	area or having received any notice of such?	Yes□ No☑
d.	Any defect, damage, proposed change or problem with any	
٠.	common elements or common areas?	Ves Nov
•	Any condition or claim which may result in any change to assessments or fee?	Vac Not
e.	Any condition or claim which may result in any change to assessments or fees? Any streets that are privately owned?	Ves No
I.	The Drenewty being in a historia concernation or angular various district that	1 es 🔲 NOK
g.	The Property being in a historic, conservation or special review district that	
	requires any alterations or improvements to the Property be approved by a	
	board or commission?	Yes No
h.	The Property being subject to tax abatement?	
i.	The Property being subject to a right of first refusal?	Yes ∟ No ⊻
	If "Yes", number of days required for notice:	
j.	The Property being subject to covenants, conditions, and restrictions of a	
-	Homeowner's Association or subdivision restrictions?	Yes□ No ▽
k.	Any violations of such covenants and restrictions?	N/A ☑ Yes☐ No☐
i i	The Hameeumer's Association imposing its own transfer for and/or	
••	initiation fee when the Property is sold?	N/AV Yes Non
	If "Yes", what is the amount? \$	
,	The Property being subject to a Homeowners Association fee?	Voc No No
m.		
	If "Yes", Homeowner's Association dues are paid in full until in the am	IOUIIL OI
	payable yearly semi-annually monthly quarterly, sent to:	
		and such include
n.	, , , , , , , , , , , , , , , , , , , ,	fee? Yes No ✓
		fee? Yes No ✓
If a	The Property being subject to a secondary Master Community Homeowners Association any of the answers in this section are "Yes" (except m), explain in detail or attach	fee? Yes No ✓
If a	The Property being subject to a secondary Master Community Homeowners Association any of the answers in this section are "Yes" (except m), explain in detail or attach	fee? Yes No ✓ No ✓ No ✓ No ✓
If a	The Property being subject to a secondary Master Community Homeowners Association any of the answers in this section are "Yes" (except m), explain in detail or attach REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	fee? Yes No ✓ No ✓ No ✓ No ✓
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If a	The Property being subject to a secondary Master Community Homeowners Association any of the answers in this section are "Yes" (except m), explain in detail or attach REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	fee? Yes No ✓ No ✓ No ✓ No ✓
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If a	The Property being subject to a secondary Master Community Homeowners Association any of the answers in this section are "Yes" (except m), explain in detail or attach REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	fee? Yes No vother documentatio Yes No votation Yes No votation
If a 5. PF 6. OT a. b. c. d.	The Property being subject to a secondary Master Community Homeowners Association any of the answers in this section are "Yes" (except m), explain in detail or attach revision and the section are "Yes" (except m), explain in detail or attach revision REPORTS. Has Property been inspected in the last twelve (12) months?	fee? Yes No vother documentatio Yes No votation Yes No votation
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5. PF 6. OT a. b. c. d.	The Property being subject to a secondary Master Community Homeowners Association any of the answers in this section are "Yes" (except m), explain in detail or attach revious INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	fee? Yes No vother documentation Yes No votation Yes No votation Yes No votation
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269	I.	Anything that would interfere with givin	g clear title to the BU`	YER?	Yes □ No ☑
270		Any existing or threatened legal action			
271		Any litigation or settlement pertaining to			
272		Any added insulation since you have or			Yes ⊡ No
273	p.	Having replaced any appliances that re	emain with the Propert	ty in the	
274		past five (5) years?			Yes ⊻ No□
275	q.	Any transferable warranties on the Pro	perty or any of its		
276		components?			Yes ⊡ No ☑
277	r.	Having made any insurance or other cl	aims pertaining to the	Property	
278		in the past five (5) years?			Yes ☑ No□
279		If "Yes", were repairs from claim(s) con	npleted?		N/A□Yes☑ No□
280	s.	Any use of synthetic stucco on the Pro	perty?		Yes□ No ▽
281					- -
282	If a	any of the answers in this section are	"Yes", explain in de	tail:	
283		_	g and a cat at different		23
284		10	õH - carpet stains in va	rious areas	
285		16Q - Smart	stove new in 2022; dis	hwasher new in 2024	
286		16R - Roof replaced du	e to hail damage. Ćomp	piete repiacement via i	nsurance
287	17. UT	ILITIES. Identify the name and phone n	umber for utilities liste	ed below	
288					8164715275
289		Electric Company Name: Spire	Gas of Missouri	Phone #	8005821234
290		Water Company Name: Blu	10 Springe Water	Phone #	8162280132
291		Trash Company Name:	AAA	Phone #	8162041192
292		O41		—— Dl	8102041132
293		Other:		Phone #	
294				111011011_	
296 297 298		y technology or systems staying with the Yes" list: RING doorbell, Sunroom wal			
299 300 301	Upo	on Closing SELLER will provide BUYER	with codes and pass	words, or items will be	e reset to factory settings.
302 303 304 305 306 307 308 309 310 311 312 313 314 315 316	The Co wh Sul of prir the "Ac (if	trures, equipment and appliance Residential Real Estate Sale Contract Indition of Property Addendum ("Seller's at is included in the sale of the Property and 1c of the Contract the Contract. If there are no "Additionanted list govern what is or is not included Paragraph 1 list, the Seller's Disclost ditional Inclusions" and/or the "Exclusionany) and appurtenances, fixtures and exiled, bolted, screwed, glued or otherwise luding, but not limited to: Attached shelves, racks, towel bars	act, including this pa is Disclosure"), not the operty. Items listed supersede the Seller' al Inclusions" or "Exc d in this sale. If there sure governs. Unlestins" in Paragraph 1b a equipment (which selepermanently attache	ragraph of the reside MLS, or other profin the "Additional Is Disclosure and the lusions" listed, the Sare differences between modified by the sand/or 1c, all existing ler agrees to own free	motional material, provides for nclusions" or "Exclusions" in pre-printed list in Paragraph 1 eller's Disclosure and the pre-een the Seller's Disclosure and Seller's Disclosure and/or the improvements on the Property ee and clear), whether buried, pected to remain with Property,
317 318 319 320 321 322 323		Attached lighting Attached floor coverings Bathroom vanity mirrors, attached or hung Fences (including pet systems)	Mounted enterta Plumbing equipr Storm windows, Window blinds, o	ninment brackets ment and fixtures	
	07/24/2 S #50 P MG	ils 107/24/24 Initials		In	itials BUYER BUYER

324 325	Fill in all blanks using one of the abbreviations listed bel	
325 326	"OS" = Operating and Staying with the Property (any i "EX" = Staying with the Property but Excluded from N	
327	Condition.	rechanical Repairs, cannot be an unacceptable
328	"NA" = Not applicable (any item not present).	
329	"NS" = Not staying with the Property (item should be	identified as "NS" helew)
330	NS - Not staying with the Property (item should be	identified as NS below.)
331		
332	NA Air Conditioning Window Units #	Mc Laundry Wacher
333	NA Air Conditioning Window Units, #	NS_Laundry - Washer
	os Air Conditioning Central System os Attic Fan	NS Laundry - Dryer
334	·	NS Elec. Gas
335	Os Ceiling Fan(s), # 3	MOUNTED Entertainment Equipment
336	NA Central Vac and Attachments	NA TV Location
337	NA Closet Systems, Location	NA TV, LOCATION_
338	NA Camera-Surveillance Equipment	NA TV, Location
339	os Doorbell	NA TV, Location NA Speakers, Location Speakers Location
340	NA Electric Air Cleaner or Purifier	NA Speakers, Location
341	NA Electric Car Charging Equipment	NA Speakers, Location
342	os Exhaust Fan(s) – Baths	NA Other/Location_
343	OS Fences – Invisible & Controls	NA Other/Location
344	Fireplace(s), #	NA Other/Location
345	Location #1 LIVING ROOM Location #2	NA Other/ Location
346	os Chimney Chimney	NA Outside Cooking Unit
347	NA Gas Logs Gas Logs	NA Propane Tank
348	os Gas Starter Gas Starter	NA Owned Leased
349	NA Heat Re-circulator Heat Re-circulator	EX_Security System
350	NA_InsertInsert	EX_OwnedLeased
351	os Wood Burning Wood Burning	os Smoke/Fire Detector(s), #1
352	Other Other	NA Shed(s), #
353	os Fountain(s)	NA Spa/Hot Tub
354	os Furnace/Heat Pump/Other Heating System	NA Spa/Sauna
355	EX Garage Door Keyless Entry	NA Spa Equipment
356	os Garage Door Opener(s), # 2	NA Sprinkler System Auto Timer
357	os Garage Door Transmitter(s), # 5	NA Sprinkler System Back Flow Valve
358	NA Generator	NA Sprinkler System (Components & Controls)
359	NA Humidifier	os 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	Os Stove/Range	NA Swimming Pool Equipment
365	OS Elec. Gas Convection	EX TV Antenna/Receiver/Satellite Dish
366	NA Built-in Oven	EX Owned Leased
	•	os Water Heater(s)
367	Elec. Gas Convection	-
368	os Cooktop os Elec. Gas	NA Water Softener and/or Purifier
369	NS Microwave Oven	Owned Leased
370	os Dishwasher	NA Wood Burning Stove
371	os Disposal	os Yard Light
372	NS Freezer	os_ElecGas
373	Location GARAGE	NA Boat Dock, ID#
374	NS_Refrigerator (#1)	EX_OtherSUNROON WALL AC/HEATER
375	Location KITCHEN	Other
376	NS_Refrigerator (#2)	Other
377	Location GARAGE	Other
378	NA Trash Compactor	Other
	1 25 jls Initials	Initials

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