dotloop signature verification:

KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®

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

SELLER (*Indicate Marital Status*): Daniel W Crosslin and Kristen D Crosslin (AMC)

PROPERTY: 1205 Southwest Winport Drive, Blue Springs, MO 64015

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

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

3. OCCUPANCY.
Approximate age of Property? 18 How long have you owned? 18
Does SELLER currently occupy the Property? ..... Yes ☒ No ☐
If "No", how long has it been since SELLER occupied the Property? _____ years/months

4. TYPE OF CONSTRUCTION. ☐ Manufactured ☐ Modular ☒ Conventional/Wood Frame ☐ Mobile ☐ Other _____

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

a. Any fill or expansive soil on the Property? ..... Yes ☐ No ☒
b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? ..... Yes ☐ No ☒
c. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? ..... Yes ☐ No ☒
d. Any drainage or flood problems on the Property or adjacent properties? ..... Yes ☐ No ☒
e. Any flood insurance premiums that you pay? ..... Yes ☐ No ☒
f. Any need for flood insurance on the Property? ..... Yes ☐ No ☒
g. Any boundaries of the Property being marked in any way? ..... Yes ☒ No ☐
h. The Property having had a stake survey? ..... Yes ☐ No ☒
i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? ..... Yes ☐ No ☒
j. Any fencing on the Property? ..... Yes ☒ No ☐
If "Yes", does fencing belong to the Property? ..... N/A ☐ Yes ☒ No ☐
k. Any diseased, dead, or damaged trees or shrubs on the Property? ..... Yes ☒ No ☐
l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? ..... Yes ☐ No ☒
m. Any oil/gas leases, mineral, or water rights tied to the Property? ..... Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach other documentation:
G. Markings at the curb. K. Tree in Frontyard.
J. Backyard North, Northwest and East Boundaries. All fencing belongs to property

DWC 04/26/21 SELLER dotloop verified | KDC 04/26/21 SELLER dotloop verified Initials

Initials BUYER | BUYER

dotloop signature verification: dotloop.com/my/signature/vault

6. ROOF.

a. Approximate Age: 10 years ☐ Unknown Type: Composite

b. Have there been any problems with the roof, flashing or rain gutters? ..... Yes☐ No☒
If "Yes", what was the date of the occurrence? _____

c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes☐ No☒
Date of and company performing such repairs _____ / _____

d. Has there been any roof replacement? ..... Yes☒ No☐
If "Yes", was it: ☒ Complete or ☐ Partial

e. What is the number of layers currently in place? 1 layers or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

Roof Installed by Precision Roofing in 2011.

7. INFESTATION. ARE YOU AWARE OF:

a. Any termites, wood destroying insects, or **other** pests on the Property? ..... Yes☐ No☒

b. Any damage to the Property by termites, wood destroying insects or **other** pests? ..... Yes☐ No☒

c. Any termite, wood destroying insects or **other** pest control treatments on the Property in the last five (5) years? ..... Yes☐ No☒
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? ..... Yes☐ No☒
If "Yes", the annual cost of service renewal is $_____ and the time 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 other 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? ..... Yes☐ No☒

b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? ..... Yes☒ No☐

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? ..... N/A☐ Yes☐ 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☒

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

B. Normal settling cracks & Cracks in Driveway.

DWC 04/26/21 | KDC 04/26/21 Initials SELLER SELLER dotloop verified dotloop verified

Initials ☐ ☐ BUYER BUYER

dotloop signature verification:

9. 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: _____

10. 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 "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, Number of Tanks _____ ☐ Cesspool ☐ Lagoon ☐ Other _____

f. The location of the sewer line clean out trap is: Basement South Wall

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? N/A By whom? _____

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 ☐ PVC ☒ PEX ☐ Other _____
The location of the main water shut-off is: South Wall - 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:

H. grinder located ground Eastside

DMC 04/26/21 | KDC 04/26/21 Initials SELLER SELLER dotloop verified dotloop verified

Initials BUYER BUYER

dotloop signature verification

11. 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.	2		X	West side	June Crosslin Plumbing/HVAC
2.					

b. Does the Property have heating systems? ..... Yes ☒ No ☐
☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Heat Pump ☐ Propane
☐ Fuel Tank ☒ Other Radiant Floors

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
1.	18		X	Basement	Nov. 2020 Crosslin plumbing/HVAC
2.	18		X	Basement/Tiled Floor Kitchen+Family Room	

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 ☐ Tankless

Unit	Age of Unit	Leased	Owned	Location	Capacity	Last Date Serviced/By Whom?
1.	10		X	Basement	65	NOV 2020 Crosslin plumbing/HVAC
2.	7		X	Basement	50	NOV 2020 Crosslin plumbing/HVAC

e. Are you aware of any problems regarding these items? ..... Yes ☐ No ☒
If "Yes", explain in detail: _____

12. ELECTRICAL SYSTEM.

a. Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown
b. Type of electrical panel(s): ☒ Breaker ☐ Fuse
Location of electrical panel(s): Main Panel(s) Basement West Wall subpanel(s) Lower Basement East Wall Upper Garage
Size of electrical panel(s) (total amps), if known: 2 200 mains sub 100
c. Are you aware of any problem with the electrical system? ..... Yes ☐ No ☒
If "Yes", explain in detail: _____

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

a. Any underground tanks on the Property? ..... Yes ☐ No ☒
b. Any landfill on the Property? ..... Yes ☐ No ☒
c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? ..... Yes ☐ No ☒
d. Any contamination with radioactive or other hazardous material? ..... Yes ☐ No ☒
e. Any testing for any of the above-listed items on the Property? ..... Yes ☐ No ☒
f. Any professional testing/mitigation for radon on the Property? ..... Yes ☐ No ☒
g. Any professional testing/mitigation for mold on the Property? ..... Yes ☐ No ☒
h. Any other environmental issues? ..... Yes ☐ No ☒
i. Any controlled substances ever manufactured on the Property? ..... Yes ☐ No ☒
j. Any methamphetamine ever manufactured on the Property? ..... Yes ☐ No ☒
(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

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

DMC 04/26/21 | KDC 04/26/21 Initials — Initials _____ BUYER | _____ BUYER

dotloop signature verification:

14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

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 common elements or common areas? ..... Yes☐ No☒
e. Any condition or claim which may result in any change to assessments or fees? ..... Yes☐ No☒
f. Any streets that are privately owned? ..... Yes☐ No☒
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? ..... Yes☐ No☒
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☒
l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? ..... N/A☐ Yes☐ No☒
If "Yes", what is the amount? $_____

Homeowner's Association dues are paid in full until Sept 30 2021 in the amount of $ 350.00 payable ☒yearly ☐semi-annually ☐monthly ☐quarterly, sent to _____ and such includes: cleaning of fountain and common areas
Homeowner's Association/Management Company contact name, phone number, website, or email address:
J. Amy Davenport 229-9653

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

15. PREVIOUS INSPECTION REPORTS.

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

16. OTHER MATTERS. ARE YOU AWARE OF:

a. Any of the following?
☐Party walls ☐Common areas ☐ Easement Driveways ..... Yes☐ No☒
b. Any fire damage to the Property? ..... Yes☐ No☒
c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes☐ No☒
d. Any violations of laws or regulations affecting the Property? ..... Yes☐ No☒
e. Any other conditions that may materially affect the value or desirability of the Property? ..... Yes☐ No☒
f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? ..... Yes☐ No☒
g. Any animals or pets residing in the Property during your ownership? ..... Yes☒ No☐
h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? ..... Yes☐ No☒
i. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes☐ No☒
List locks without keys _____
j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes☐ No☒
k. Any unrecorded interests affecting the Property? ..... Yes☐ No☒
l. Anything that would interfere with giving clear title to the BUYER? ..... Yes☐ No☒

DMC 04/26/21 | KDC 04/26/21 Initials — Initials ☐ ☐
SELLER SELLER BUYER BUYER

dotloop signature verification:

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

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

G. Dogs and Cats. P. Microwave, Oven, Dishwasher and cooktop. Q. Air conditioner

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

Electric Company Name: _____ Phone # _____
Gas Company Name: _____ Phone # _____
Water Company Name: _____ Phone # _____
Trash Company Name: _____ Phone # _____
Other: _____ Phone # _____
Other: _____ Phone # _____

18. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? ..... N/A☐ Yes☐ No☒
If "Yes" list: _____

Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

19. 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 1b and 1c 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 1b and/or 1c, 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:

- Attached shelves, racks, towel bars
- Attached lighting
- Attached floor coverings
- Bathroom vanity mirrors, attached or hung
- Fences (including pet systems)
- Fireplace grates, screens, glass doors
- Mounted entertainment brackets
- Plumbing equipment and fixtures
- Storm windows, doors, screens
- Window blinds, curtains, coverings and window mounting components

DWC 04/26/21 | KDC 04/26/21 Initials — Initials BUYER | BUYER

dotloop signature verification:

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

"OS" = Operating and Staying with the Property (any item that is performing its intended function).
"EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.
"NA" = Not applicable (any item not present).
"NS" = Not staying with the Property (item should be identified as "NS" below.)

NA Air Conditioning Window Units, #___
OS Air Conditioning Central System
OS Attic Fan
OS Ceiling Fan(s), # 5
EX Central Vac and Attachments
NA Closet Systems
NA Location _____
OS Doorbell
NA Electric Air Cleaner or Purifier
NA Electric Car Charging Equipment
OS Exhaust Fan(s) – Baths
NA Fences – Invisible & Controls
Fireplace(s), # 1
Location #1 Family room Location #2 NA
NA Chimney NA Chimney
OS Gas Logs NA Gas Logs
OS Gas Starter NA Gas Starter
OS Heat Re-circulator NA Heat Re-circulator
OS Insert NA Insert
NA Wood Burning Stove NA Wood Burning Stove
NA Other NA Other NA
NA Fountain(s)
OS Furnace/Heat Pump/Other Heating System
OS Garage Door Keyless Entry
OS Garage Door Opener(s), # 2
OS Garage Door Transmitter(s), # 2
NA Gas Yard Light
OS Humidifier
NA Intercom
EX Jetted Tub
KITCHEN APPLIANCES
Cooking Unit
OS Cooktop X Elec. ___ Gas
OS Microwave Oven
OS Oven
X Elec. ___ Gas ___ Convection
OS Stove/Range
X Elec. ___ Gas ___ Convection
OS Dishwasher
OS Disposal
NA Freezer
Location _____
OS Icemaker
NS Refrigerator (#1)
Location Kitchen
NS Refrigerator (#2)
Location Basement
NA Trash Compactor

NS Laundry - Washer
NS Laundry - Dryer
X Elec. ___ Gas
MOUNTED ENTERTAINMENT EQUIPMENT
OS Item #1 TV
Location Master Bedroom
OS Item #2 Wall mount
Location Family room
OS Item #3 TV
Location storage
OS Item #4 Wall speakers
Location Theater room
OS Item #5 Speakers
Location Various thoraghout Home
NA Outside Cooking Unit
NA Propane Tank
___ Owned ___ Leased
OS Security System
X Owned ___ Leased
Smoke/Fire Detector(s), #___
NA Shed
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 Swing set/Playset
NA Sump Pump
NA Swimming Pool (Swimming Pool Rider Attached)
NA Swimming Pool Heater
NA Swimming Pool Equipment
NA TV Antenna/Receiver/Satellite Dish
___ Owned ___ Leased
OS Water Heater(s)
NA Water Softener and/or Purifier
___ Owned ___ Leased
NA Boat Dock, ID #_____
NA Camera-Surveillance Equipment
NA Generator
NA Other _____
NA Other _____
NA Other _____
NA Other _____
NA Other _____
NA Other _____
NA Other _____

DMC 04/26/21 2:38 PM PDT dotloop verified | KDC 04/26/21 2:13 PM PDT dotloop verified Initials

Initials BUYER | BUYER

dotloop signature verification: dotloop.com/my/profile/list

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

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

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

Daniel W Crosslin	dotloop verified 04/26/21 7:33 PM CDT TEHN-KL9F-BFCM-EMLZ	Kristen D Crosslin	dotloop verified 04/26/21 7:13 PM CDT CY26-Z1JH-RCG3-V0O3
SELLER	**DATE**	**SELLER**	**DATE**

BUYER ACKNOWLEDGEMENT AND AGREEMENT

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

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 the 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 September 2020. All previous versions of this document may no longer be valid. Copyright January 2021.