



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

1 **SELLER** (*Indicate Marital Status*): _____ Haden D Harper
2
3

4
5 **PROPERTY**: _____ 709 Hollis Avenue, Belton, MO 64012
6

7 **1. NOTICE TO SELLER.**

8 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if
9 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material
10 defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability
11 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to
12 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.
13 If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated
14 Lead Based Paint Disclosure Addendum.
15

16 **2. NOTICE TO BUYER.**

17 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute
18 for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a
19 warranty or representation by the Broker(s) or their licensees.
20

21 In the event the outside temperature does not permit safe inspection of the air conditioning, swimming pool, and/or
22 lawn sprinkler systems (if applicable), BUYER waives such inspection and agrees to accept SELLER'S representation
23 herein concerning the condition of the system(s) in lieu of inspection. BUYER understands all Brokers, their
24 representatives, agents or employees have no personal knowledge concerning the condition of the system(s) on the
25 Property. BUYER is relying solely upon the representations of the SELLER concerning the condition of said
26 system(s). Notwithstanding the terms of any inspection provisions of this Contract, BUYER understands the system(s)
27 on the Property cannot be tested without risk of damage to the system(s) during cold weather.
28

29 **3. OCCUPANCY.**

30 Approximate age of Property? _____ 5 _____ How long have you owned? _____ 5 _____
31 Does SELLER currently occupy the Property? Yes No
32 If "No", how long has it been since SELLER occupied the Property? _____ years/months
33

34 SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.
35

36 **4. TYPE OF CONSTRUCTION.** Conventional/Wood Frame Modular Manufactured
37 Mobile Other _____
38

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

- 41 a. Any fill or expansive soil on the Property? Yes No
- 42 b. Any sliding, settling, earth movement, upheaval or earth stability problems
43 on the Property? Yes No
- 44 c. The Property or any portion thereof being located in a flood zone, wetlands
45 area or **proposed** to be located in such as designated by FEMA which
46 requires flood insurance? Yes No
- 47 d. Any drainage or flood problems on the Property or adjacent properties? Yes No
- 48 e. Any flood insurance premiums that you pay? Yes No
- 49 f. Any need for flood insurance on the Property? Yes No
- 50 g. Any boundaries of the Property being marked in any way? Yes No
- 51 h. The Property having had a stake survey? Yes No
- 52 i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property?.... Yes No

53

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dotloop verified

Initials _____
SELLER

Initials _____
BUYER | BUYER

- 54 j. Any fencing on the Property? Yes No
- 55 If "Yes", does fencing belong to the Property? N/A Yes No
- 56 k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No
- 57 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No
- 58 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: adjacent neighbors have fencing that ties into the property.

6. ROOF.

- 66 a. Approximate Age: 5 years Unknown Type: Lifetime Architectural Asphalt Shingle
- 67 b. Have there been any problems with the roof, flashing or rain gutters? Yes No
- 68 If "Yes", what was the date of the occurrence? _____
- 69 c. Have there been any repairs to the roof, flashing or rain gutters? Yes No
- 70 Date of and company performing such repairs 07/01/2022 / I Did the repairs
- 71 d. Has there been any roof replacement? Yes No
- 72 If "Yes", was it: Complete or Partial
- 73 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:

Me and a friend of mine Installed 6inch Gutters and 3x4 downspouts on the front of the house. And 3x4 downspouts on the left side of the house. Its a small Section of gutters and allowed for better water flow. I also Installed underground drain to divert the water run off around the front porch steps.

7. INFESTATION. ARE YOU AWARE OF:

- 82 a. Any termites or other wood destroying insects on the Property? Yes No
- 83 b. Any other pests including rodents, bats or other nuisance wildlife? Yes No
- 84 c. Any damage to the Property by wood destroying insects or **other** pests? Yes No
- 85 d. Any termite, wood destroying insects or **other** pest control treatments on the
- 86 Property in the last five (5) years? Yes No
- 87 If "Yes", list company, **when and where** treated _____
- 88 e. Any current warranty, bait stations or other treatment coverage by a licensed
- 89 pest control company on the Property? Yes No
- 90 If "Yes", the annual cost of service renewal is \$ 300 and the time remaining on the
- 91 the service contract is 0.
- 92 **(Check one)** The treatment system stays with the Property or the treatment system is
- 93 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:

I hired Pro pest just to do regular pest control for spiders etc, for the first year. Then I hired Grennix. my Contract with them can be canceled on the sale of the house. Never had any pest issues.

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF:

- 103 a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes No
- 104 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes No
- 105 c. Any corrective action taken including, but not limited to piercing or bracing? Yes No
- 106 d. Any water leakage or dampness in the house, crawl space or basement? Yes No
- 107 e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
- 108 f. Any problems with windows or exterior doors? Yes No

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Initials

- 112 g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes No
- 113 h. Any problems with fireplace including, but not limited to firebox, chimney,
- 114 chimney cap and/or gas line? N/A Yes No
- 115 Date of any repairs, inspection(s) or cleaning? _____
- 116 Date of last use? _____
- 117 i. Does the Property have a sump pump? Yes No
- 118 If "Yes", location: _____
- 119 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:

Crack near master bathroom door on the wall. I asked the builder to fix but it happened right after my warranty was up. They said it was due to settling that is normal for new home going through all 4 seasons, in the first couple years. It hasn't ever gotten worse.

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 Other: _____
- If well water, state type _____ depth _____ diameter _____ age _____
- b. If the drinking water source is a well, has water been tested for safety? N/A Yes No
- If "Yes", when was the water last checked for safety? _____ (attach test results)
- 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. Approximate location of septic tank and/or absorption field: _____
- g. The location of the sewer line clean out trap is: _____
- h. Is there a sewage pump on the septic system? N/A Yes No
- i. Is there a grinder pump system? Yes No
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? _____ By whom? _____
- k. Is there a lawn sprinkler system? Yes No
- Does lawn sprinkler system cover full yard and landscaped areas? N/A Yes No
- If "No", explain in detail: _____
- Month and year of last use: _____ Month and year of last service: _____
- l. Is there a swimming pool on the property? Yes No
- If "Yes" the Seller's Disclosure Swimming Pool-SPA Rider must be attached.
- m. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes No
- n. Type of plumbing material currently used in the Property (check all that apply): Copper Galvanized PVC PEX Polybutylene Unknown Other _____
- The location of the main water shut-off is: _____
- o. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A Yes No

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

	Initials _____	Initials _____	Initials _____
SELLER		BUYER	BUYER

229 **14. TAXES, NEIGHBORHOOD & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- 230 a. The Property located outside of city limits? Yes No
- 231 Any current/pending bonds, assessments, or special taxes that apply to Property? Yes No
- 232 If "Yes", what is the amount? \$ _____
- 233 b. Any tax credits or a tax freeze? Yes No
- 234 c. The Property being subject to tax abatement? Yes No
- 235 d. Any condition or proposed change in your neighborhood or surrounding
- 236 area or having received any notice of such? Yes No
- 237 e. Any defect, damage, proposed change or problem with any
- 238 common elements or common areas? Yes No
- 239 f. Any condition or claim which may result in any change to assessments or fees? Yes No
- 240 g. Any streets that are privately owned? Yes No
- 241 h. The Property being in a historic, conservation or special review district that
- 242 requires any alterations or improvements to the Property be approved by a
- 243 board or commission? Yes No
- 244 i. The Property being subject to a right of first refusal? Yes No
- 245 If "Yes", number of days required for notice: _____
- 246 j. The Property being subject to covenants, conditions, and restrictions of a
- 247 Homeowner's Association or subdivision restrictions? Yes No
- 248 k. Any violations of such covenants and restrictions? N/A Yes No
- 249 l. The Homeowner's Association imposing its own transfer fee and/or
- 250 initiation fee when the Property is sold? N/A Yes No
- 251 If "Yes", what is the amount? \$ _____
- 252 m. The Property being subject to a Homeowners Association fee? Yes No
- 253 If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of
- 254 \$ _____ payable yearly semi-annually monthly quarterly, sent to:
- 255 _____ and such includes:

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

258

- 261 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes No

263 **If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:**

264

268 **15. PREVIOUS INSPECTION REPORTS.**

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

272 **16. OTHER MATTERS. ARE YOU AWARE OF:**

- 273 a. Any of the following?
- 274 Party walls Common areas Easement Driveways Yes No
- 275 b. Any fire damage to the Property? Yes No
- 276 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
- 277 d. Any violations of laws or regulations affecting the Property? Yes No
- 278 e. Any other conditions that may materially affect the value
- 279 or desirability of the Property? Yes No
- 280 f. Any other condition, including but not limited to financial, that may prevent
- 281 you from completing the sale of the Property? Yes No
- 282 g. Any animals or pets residing in the Property during your ownership? Yes No
- 283 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
- 284 i. Missing keys for any exterior doors, including garage doors to the Property? Yes No
- 285 List locks without keys _____ Front door knob. NO idea where the keys are
- 286 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- 287 k. Any unrecorded interests affecting the Property? Yes No

288 Initials

288 Initials

288 SELLER

288 BUYER BUYER

- 288 I. Anything that would interfere with giving clear title to the BUYER? Yes No
- 289 m. Any existing or threatened legal action pertaining to the Property? Yes No
- 290 n. Any litigation or settlement pertaining to the Property? Yes No
- 291 o. Any added insulation since you have owned the Property? Yes No
- 292 p. Having replaced any appliances that remain with the Property in the
- 293 past five (5) years? Yes No
- 294 q. Any transferable warranties on the Property or any of its
- 295 components? Yes No
- 296 r. Having made any insurance or other claims pertaining to the Property
- 297 in the past five (5) years? Yes No
- 298 If "Yes", were repairs from claim(s) completed? N/A Yes No
- 299 s. Any use of synthetic stucco on the Property? Yes No

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

Lein: Solar loan. I replaced the dishwasher week after labor day 2025. With a really good one made by kitchen aid.

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

Electric Company Name:	Evergry	Phone #	1-888-471-5275
Gas Company Name:	spire	Phone #	800-582-1234
Water Company Name:	belton	Phone #	(816) 322-1885
Trash Company Name:	belton	Phone #	(816) 322-1885
Other:		Phone #	
Other:		Phone #	

18. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? N/A Yes No

If "Yes" list:

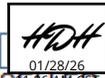
Vivint Smart home Security System

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


 Initials _____ Initials BUYER BUYER

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

342 **“OS” = Operating and Staying with the Property (any item that is performing its intended function).**

343 **“EX” = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.**

345 **“NA” = Not applicable (any item not present).**

346 **“NS” = Not staying with the Property (item should be identified as “NS” below.)**

347
348

349 NA Air Conditioning Window Units, # 0

350 OS Air Conditioning Central System

351 NA Attic Fan

352 NA Boat Dock, ID# _____ NA

353 OS Ceiling Fan(s), # 2

354 NA Central Vac and Attachments

355 NA Closet Systems, Location _____ NA

356 OS Camera-Surveillance Equipment

357 OS Doorbell / NA Video Doorbell

358 NS Electric Air Cleaner or Purifier

359 NA Electric Car Charging Equipment

360 OS Exhaust Fan(s) – Baths

361 OS Fences – Invisible & Controls

362 Fireplace(s), # 1

363 Location #1 LIVING ROOM Location #2 _____

364 _____ Chimney _____ Chimney

365 1 Gas Logs _____ Gas Logs

366 _____ Gas Starter _____ Gas Starter

367 _____ Heat Re-circulator _____ Heat Re-circulator

368 _____ Insert _____ Insert

369 _____ Wood Burning _____ Wood Burning

370 _____ Other _____ Other

371 OS Fountain(s)

372 OS Furnace/Heat Pump/Other Heating System

373 OS Garage Door Keyless Entry

374 OS Garage Door Opener Unit(s), # 1

375 OS Garage Door Remote(s), # 1

376 NA Generator

377 NA Humidifier

378 NA Intercom

379 OS Jetted Tub

380 **KITCHEN APPLIANCES**

381 **Cooking Unit**

382 OS Stove/Range

383 OS Elec. Gas _____ Convection

384 OS Built-in Oven

385 OS Elec. Gas _____ Convection

386 _____ Cooktop OS Elec. Gas

387 OS Range Exhaust Hood

388 OS Microwave Oven

389 OS Dishwasher

390 OS Disposal

391 NS Freezer

392 Location _____ GARAGE- DEEP FREEZE

393 OS Refrigerator (#1)

394 Location _____ KITCHEN, FREEZER/FRIDGE

395 NA Refrigerator (#2)

396 Location _____

397 NA Trash Compactor

NS Laundry - Washer

NS Laundry - Dryer

NA Elec. NA Gas

MOUNTED Entertainment Equipment

NS TV, Location _____ LIVING ROOM, MOUNT STAYS

NA TV, Location _____ NA

NA TV, Location _____ NA

NA TV, Location _____ NA

NA Speakers, Location _____ NA

NA Speakers, Location _____ NA

NA Other/Location _____ NA

NA Other/Location _____ NA

NA Other/Location _____ NA

A Other/Location _____ NA

OS Outside Cooking Unit

NA Propane Tank

NA Owned _____ Leased

OS Security System

YES Owned _____ Leased

OS Smoke/Fire Detector(s), # _____

NA Shed(s), # _____

NA Spa/Hot Tub (SPA Rider Attached)

NA Spa/Sauna

NA Spa Equipment

NA Sprinkler System (Lawn) Auto Timer

NA Sprinkler System (Lawn) Back Flow Valve

NA Sprinkler System (Lawn) Components & Controls

NA Statuary/Yard Art

NA Swing set/Playset

NA Sump Pump(s), # _____

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

NA Water Purification System

Owned _____ Leased

NA Wood Burning Stove

NA Yard Light

Elec. _____ Gas

Other _____

Other _____

Other _____

Other _____

Other _____

Other _____


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Initials

Initials


BUYER


BUYER

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

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

413
414 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
415 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
416 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
417

420 *Hadley D Harper*
421 dotloop verified
01/28/26 11:06 AM CST
IRYQ-IBB7-DGZT-M8OF

422 SELLER

423 DATE

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421

422 SELLER

423 DATE

424 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 425
426 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
427 and SELLER need only make an honest effort at fully revealing the information requested.
428 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees
429 concerning the condition or value of the Property.
430 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)
431 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.
432 I have been specifically advised to have Property examined by professional inspectors.
433 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
434 5. I specifically represent there are no important representations concerning the condition or value of Property made
435 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.
436

438
439

440 BUYER

441 DATE

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440 BUYER

441 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 2025. All previous versions of this document may no longer be valid. Copyright January 2026.