



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

1 **SELLER** (*Indicate Marital Status*): _____ Sharon Walter
2
3

4
5 **PROPERTY:** _____ 26313 South Smoke Road, Peculiar, MO 64078
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? _____ 33 _____ How long have you owned? _____ 33

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
 _____ Initials _____
SELLER BUYER BUYER
03/20/26
1:38 PM CDT
dotloop verified

- 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

60 **If any of the answers in this section are "Yes", explain in detail or attach other**
 61 **documentation:** many trees on property. some are dead

65 **6. ROOF.**

- 66 a. Approximate Age: 11 years Unknown Type: 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? 2015
- 69 c. Have there been any repairs to the roof, flashing or rain gutters? Yes No
- 70 Date of and company performing such repairs: 2015 /
- 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.

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

hail storm in 2015

81 **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 quarterly treatment as preventative
- 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 \$ and the time remaining on the
- 91 the service contract is .
- 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.

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

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

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

111


 Initials

Initials

SELLER
BUYER

- 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? _____ 2024
- 116 Date of last use? _____ 2025
- 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:

9. ADDITIONS AND/OR REMODELING.

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

10. PLUMBING RELATED ITEMS.

- 137 a. What is the drinking water source? Public Private Well Cistern Other: _____
- 138 If well water, state type _____ depth _____ diameter _____ age _____
- 139 b. If the drinking water source is a well, has water been tested for safety? N/A Yes No
- 140 If "Yes", when was the water last checked for safety? _____ (attach test results)
- 141 c. Is there a water softener on the Property? Yes No
- 142 If "Yes", is it: Leased Owned?
- 143 d. Is there a water purifier system? Yes No
- 144 If "Yes", is it: Leased Owned?
- 145 e. What type of sewage system serves the Property? Public Sewer Private Sewer
- 146 Septic System, Number of Tanks _____ Cesspool Lagoon Other _____
- 147 f. Approximate location of septic tank and/or absorption field: _____ east of house
- 148
- 149 g. The location of the sewer line clean out trap is: _____
- 150 h. Is there a sewage pump on the septic system? N/A Yes No
- 151 i. Is there a grinder pump system? Yes No
- 152 j. If there is a privately owned system, when was the septic tank, cesspool, or sewage
- 153 system last serviced? _____ 2016 By whom? _____
- 154 k. Is there a lawn sprinkler system? Yes No
- 155 Does lawn sprinkler system cover full yard and landscaped areas? N/A Yes No
- 156 If "No", explain in detail: _____
- 157 Month and year of last use: _____ Month and year of last service: _____
- 158 l. Is there a swimming pool on the property?..... Yes No
- 159 If "Yes" the Seller's Disclosure Swimming Pool-SPA Rider must be attached.
- 160 m. Are you aware of any leaks, backups, or other problems relating to any of the
- 161 plumbing, water, and sewage related systems? Yes No
- 162 n. Type of plumbing material currently used in the Property (check all that apply):
- 163 Copper Galvanized PVC PEX Polybutylene Unknown Other _____
- 164 The location of the main water shut-off is: _____
- 165 o. Is there a back flow prevention device on the lawn sprinkling system,
- 166 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		BUYER		BUYER
---	--	----------	--	----------	--	-------	--	-------

171 **11. HEATING AND AIR CONDITIONING.**

172 a. Does the Property have air conditioning? Yes No

173 Central Electric Central Gas Heat Pump Window Unit(s)

174 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

175 1. 23 2025 Comfort Systems

176 2.

177 Are you currently using the air conditioning system(s) Yes No

178 If "No", date of last use: _____

179 b. Does the Property have heating systems? Yes No

180 Electric Fuel Oil Natural Gas Heat Pump Propane

181 Fuel Tank Other _____

182 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

183 1. 33 2025 Comfort Systems

184 2.

185 Are you currently using the heating system(s) Yes No

186 c. If "No", date of last use: _____

187 Are there rooms without heat or air conditioning? Yes No

188 If "Yes", which room(s)? _____

189 d. Does the Property have a water heater? Yes No

190 Electric Gas Solar Tankless

191 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?

192 1. 10

193 2.

194 e. Are you aware of any problems regarding these items? Yes No

195 If "Yes", explain in detail:

196

199 **12. ELECTRICAL SYSTEM.**

200 a. Type of material used: Copper Aluminum Unknown

201 b. Type of electrical panel(s): Breaker Fuse

202 Location of electrical panel(s): _____ utility room downstairs

203 Size of electrical panel(s) (total amps), if known: _____

204 c. Are you aware of any problem with the electrical system? Yes No

205 If "Yes", explain in detail:

206

209 **13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

210 a. Any underground tanks on the Property? Yes No

211 b. Any landfill on the Property? Yes No

212 c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes No

213 d. Any contamination with radioactive or other hazardous material? Yes No

214 e. Any testing for any of the above-listed items on the Property? Yes No

215 f. Any professional testing for radon on the Property? Yes No

216 g. Any professional mitigation system for radon on the Property? Yes No

217 h. Any professional testing/mitigation for mold on the Property? Yes No

218 i. Any other environmental issues? Yes No

219 j. Any controlled substances ever manufactured on the Property? Yes No

220 k. Any methamphetamine ever manufactured on the Property? Yes No

221 *(In Missouri, a separate disclosure is required if methamphetamine or other controlled*


222 *substances have been produced on the Property, or if any resident of the Property has*

223 *been convicted of the production of a controlled substance.)*

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

226 **documentation:**

227

	Initials		Initials	
SELLER	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:
- 256 _____

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 _____
- 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

SELLER

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 Air Conditioning Window Units, #

350 Air Conditioning Central System

351 Attic Fan

352 Boat Dock, ID#

353 Ceiling Fan(s), #

354 Central Vac and Attachments

355 Closet Systems, Location

356 Camera-Surveillance Equipment

357 Doorbell / Video Doorbell

358 Electric Air Cleaner or Purifier

359 Electric Car Charging Equipment

360 Exhaust Fan(s) – Baths

361 Fences – Invisible & Controls

362 Fireplace(s), # 1

363 Location #1 Location #2

364 Chimney Chimney

365 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 Fountain(s)

372 Furnace/Heat Pump/Other Heating System

373 Garage Door Keyless Entry

374 Garage Door Opener Unit(s), #

375 Garage Door Remote(s), # 2

376 Generator

377 Humidifier

378 Intercom

379 Jetted Tub

380 **KITCHEN APPLIANCES**

381 **Cooking Unit**

382 Stove/Range

383 Elec. Gas Convection

384 Built-in Oven

385 Elec. Gas Convection

386 Cooktop Elec. Gas

387 Range Exhaust Hood

388 Microwave Oven

389 Dishwasher

390 Disposal

391 Freezer

392 Location

393 Refrigerator (#1)

394 Location

395 Refrigerator (#2)

396 Location

397 Trash Compactor

Laundry - Washer

Laundry - Dryer

Elec. Gas

MOUNTED Entertainment Equipment

TV, Location

TV, Location

TV, Location

TV, Location

Speakers, Location

Speakers, Location

Other/Location

Other/Location

Other/Location

Other/Location

Outside Cooking Unit

Propane Tank

Owned Leased

Security System

Owned Leased

Smoke/Fire Detector(s), #

Shed(s), #

Spa/Hot Tub (SPA Rider Attached)

Spa/Sauna

Spa Equipment

Sprinkler System (Lawn) Auto Timer

Sprinkler System (Lawn) Back Flow Valve

Sprinkler System (Lawn) Components & Controls

Statuary/Yard Art

Swing set/Playset

Sump Pump(s), #

Swimming Pool (Swimming Pool Rider Attached)

Swimming Pool Heater

Swimming Pool Equipment

TV Antenna/Receiver/Satellite Dish

Owned Leased

Water Heater(s)

Water Softener

Water Purification System

Owned Leased

Wood Burning Stove

Yard Light

Elec. Gas

Other

Other

Other

Other

Other

Other



SELLER

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:

401 [Empty box for disclosure details]
402
403
404

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).**

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.**

420 *Sharon Walter*
421 dotloop verified
03/20/26 4:33 PM CDT
TVWL-QSUQ-AFVT-GIPW

422 SELLER

423 DATE

420 [Empty signature box]
421 [Empty signature box]

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.

438 [Empty signature box]
439 [Empty signature box]

440 BUYER

DATE

438 [Empty signature box]
439 [Empty signature box]

440 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 2025. All previous versions of this document may no longer be valid. Copyright January 2026.