



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

1 SELLER (Indicate Marital Status): _____ James D Ford and Debra J Ford (AMC) _____
2
3
4

5 PROPERTY: _____ 6925 Outer Road, Odessa, MO 64076
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.

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.

21 3. OCCUPANCY.

22 Approximate age of Property? 17 yrs How long have you owned? 2008 Yes No
23 Does SELLER currently occupy the Property?
24 If "No", how long has it been since SELLER occupied the Property? years/months

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

28 4. TYPE OF CONSTRUCTION. Conventional/Wood Frame Modular Manufactured
29 Mobile Other _____

31 5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND 32 DISCLOSURE ALSO.) ARE YOU AWARE OF:

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

52 If any of the answers in this section are "Yes", explain in detail or attach other
53 documentation:

54 *Small part of land is in a flood zone. But we've never had it flood.*

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56 6. ROOF.

57 a. Approximate Age: 15 years Unknown Type: Shingles
58 b. Have there been any problems with the roof, flashing or rain gutters? Yes No
59 If "Yes", what was the date of the occurrence?
60 c. Have there been any repairs to the root flashing or rain gutters? Yes No
61 Date of and company performing such repairs. Unknown
62 d. Has there been any roof replacement? Yes No
63 If "Yes", was it: Complete or Partial
64 e. What is the number of layers currently in place? one layers or Unknown.

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

68 Had Roof Replaced due to HAIL damage APPROX 15 yrs. Ago -

71 7. INFESTATION. ARE YOU AWARE OF:

72 a. Any termites or other wood destroying insects on the Property? Yes No
73 b. Any other pests including rodents, bats or other nuisance wildlife? Yes No
74 c. Any damage to the Property by wood destroying insects or **other** pests? Yes No
75 d. Any termite, wood destroying insects or **other** pest control treatments on the
76 Property in the last five (5) years? Yes No
77 If "Yes", list company, when and where treated _____
78 e. Any current warranty, bait stations or other treatment coverage by a licensed
79 pest control company on the Property? Yes No
80 If "Yes", the annual cost of service renewal is \$ _____ and the time remaining on the
81 the service contract is _____.
82 (Check one) The treatment system stays with the Property or the treatment system is
83 subject to removal by the treatment company if annual service fee is not paid.

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

87
88
89

90 8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.

91 ARE YOU AWARE OF:

92 a. Any movement, shifting, deterioration, or other problems with walls, foundations,
93 crawl space or slab? Yes No
94 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
95 crawl space, basement floor or garage? Yes No
96 c. Any corrective action taken including, but not limited to piercing or bracing? Yes No
97 d. Any water leakage or dampness in the house, crawl space or basement? Yes No
98 e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
99 f. Any problems with windows or exterior doors? Yes No
100 g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes No
101 h. Any problems with fireplace including, but not limited to firebox, chimney,
102 chimney cap and/or gas line? N/A Yes No
103 Date of any repairs, inspection(s) or cleaning? _____
104 Date of last use? _____
105 i. Does the Property have a sump pump? Yes No
106 If "Yes", location: lower level S.E. corner of fm. Room
107 j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes No

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

111 When we bought the home we had the basement south wall braced & had
112 drain tile put in around the entire outside foundation. Small cracks through out the
house

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113 9. ADDITIONS AND/OR REMODELING.

114 a. Are you aware of any additions, structural changes, or other material alterations to
115 the Property? Yes No
116 If "Yes", explain in detail: we was told the house had a couple diff add on's before
117 we bought it was informed by neighbors we didn't get a disc statement
118 b. If "Yes", were all necessary permits and approvals obtained, and was all work in
119 compliance with building codes? N/A Yes No
120 If "No", explain in detail: _____

123 10. PLUMBING RELATED ITEMS.

124 a. What is the drinking water source? Public Private Well Cistern Other:
125 If well water, state type unknown depth unk diameter unk age unk
126 b. If the drinking water source is a well, has water been tested for safety? N/A Yes No
127 If "Yes", when was the water last checked for safety? _____ (attach test results) OSF
128 c. Is there a water softener on the Property? Yes No
129 If "Yes", is it: Leased Owned?
130 d. Is there a water purifier system? Yes No
131 If "Yes", is it: Leased Owned?
132 e. What type of sewage system serves the Property? Public Sewer Private Sewer
133 Septic System, Number of Tanks one Cesspool Lagoon Other
134 f. Approximate location of septic tank and/or absorption field: Beside BK. deck
135
136 g. The location of the sewer line clean out trap is: in Basement on North Wall
137 h. Is there a sewage pump on the septic system? N/A Yes No
138 i. Is there a grinder pump system? Yes No
139 j. If there is a privately owned system, when was the septic tank, cesspool, or sewage
140 system last serviced? 2022 By whom? CHAPMAN SEWAGE OAK GROVE MD
141 k. Is there a sprinkler system? Yes No
142 Does sprinkler system cover full yard and landscaped areas? N/A Yes No
143 If "No", explain in detail: _____
144 l. Are you aware of any leaks, backups, or other problems relating to any of the
145 plumbing, water, and sewage related systems? Yes No
146 m. Type of plumbing material currently used in the Property:
147 Copper Galvanized PVC PEX Other
148 The location of the main water shut-off is: in fm Rm S.E. corner closer
149 n. Is there a back flow prevention device on the lawn sprinkling system,
150 sewer or pool? N/A Yes No

152 If your answer to (l) in this section is "Yes", explain in detail or attach available
153 documentation:
154 _____
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156 11. HEATING AND AIR CONDITIONING.

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

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

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

160 1. 2008 A/C in Attic A/c+Heat-one Hour LsMo-2024

161 2. 2008 Heat Pump outside on EAST side heat pump

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

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. 2008 in Attic one Hour LsMo-2024

167 2. 2008 outside on EAST side

168 c. Are there rooms without heat or air conditioning? Yes No

169 If "Yes", which room(s)? N/A

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

171 Electric Gas Solar Tankless

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

173 1. 2008 Basement 50 gal unknown

174 2. 2016 tankless in Bldg N/A

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

176 If "Yes", explain in detail:

177

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180 12. ELECTRICAL SYSTEM.

181 a. Type of material used: Copper Aluminum Unknown ~~ALL BUILDINGS HAVE THEIR OWN ELEC PANELS~~

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

183 Location of electrical panel(s): ~~200 amp in Basement~~ ~~ALL BUILDINGS HAVE THEIR OWN ELEC PANELS~~

184 Size of electrical panel(s) (total amps), if known: ~~200~~

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

186 If "Yes", explain in detail:

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190 13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

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

192 b. Any landfill on the Property? Yes No

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

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

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

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

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

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

199 i. Any other environmental issues? Yes No

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

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

202 (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.)

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

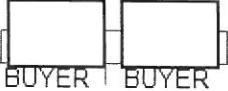
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210 14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

211 a. The Property located outside of city limits? Yes No

212 b. Any current/pending bonds, assessments, or special taxes that
213 apply to Property? Yes No
214 If "Yes", what is the amount? \$ N/A

215 c. Any condition or proposed change in your neighborhood or surrounding
216 area or having received any notice of such? Yes No

217 d. Any defect, damage, proposed change or problem with any
218 common elements or common areas? Yes No

219 e. Any condition or claim which may result in any change to assessments or fees? Yes No

220 f. Any streets that are privately owned? Yes No

221 g. The Property being in a historic, conservation or special review district that
222 requires any alterations or improvements to the Property be approved by a
223 board or commission? Yes No

224 h. The Property being subject to tax abatement? Yes No

225 i. The Property being subject to a right of first refusal? Yes No
226 If "Yes", number of days required for notice: N/A

227 j. The Property being subject to covenants, conditions, and restrictions of a
228 Homeowner's Association or subdivision restrictions? Yes No

229 k. Any violations of such covenants and restrictions? N/A Yes No

230 l. The Homeowner's Association imposing its own transfer fee and/or
231 initiation fee when the Property is sold? N/A Yes No
232 If "Yes", what is the amount? \$ N/A

233 m. The Property being subject to a Homeowners Association fee? Yes No
234 If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of
235 \$ _____ payable yearly semi-annually monthly quarterly, sent to:
236 _____ and such includes:

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

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

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

241 State of Missouri, getting Ready to widen I-70 - 3 lanes wide Both EAST +
242 West Bound + Putting in a New Bigger Bridge over I-70 + 2 Round
243abouts

244 15. PREVIOUS INSPECTION REPORTS.

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

247 16. OTHER MATTERS. ARE YOU AWARE OF:

248 a. Any of the following?
249 Party walls Common areas Easement Driveways Yes No

250 b. Any fire damage to the Property? Yes No

251 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No

252 d. Any violations of laws or regulations affecting the Property? Yes No

253 e. Any other conditions that may materially affect the value
254 or desirability of the Property? Yes No

255 f. Any other condition, including but not limited to financial, that may prevent
256 you from completing the sale of the Property? Yes No

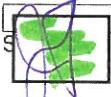
257 g. Any animals or pets residing in the Property during your ownership? Yes No

258 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No

259 i. Missing keys for any exterior doors, including garage doors to the Property? Yes No
260 List locks without keys

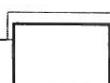
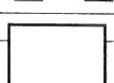
261 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No

262 k. Any unrecorded interests affecting the Property? Yes No

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269 l. Anything that would interfere with giving clear title to the BUYER? Yes No
 270 m. Any existing or threatened legal action pertaining to the Property? Yes No
 271 n. Any litigation or settlement pertaining to the Property? Yes No
 272 o. Any added insulation since you have owned the Property? Yes No
 273 p. Having replaced any appliances that remain with the Property in the past five (5) years? Yes No
 274 q. Any transferable warranties on the Property or any of its components? Yes No
 275 r. Having made any insurance or other claims pertaining to the Property in the past five (5) years? Yes No
 276 If "Yes", were repairs from claim(s) completed? N/A Yes No
 277 s. Any use of synthetic stucco on the Property? Yes No

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

283 *Had A New Stove + dish washer Both Replaced Stove is 3 months old
284 dish washer is 1 yr old*

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

288 Electric Company Name: <u>West Central Electric</u>	Phone # <u>1-816-628-8211</u>
289 Gas Company Name: <u>N/A</u>	Phone #
290 Water Company Name: <u>water dist. & co</u>	Phone # <u>1-816-230-7313</u>
291 Trash Company Name: <u>AAA</u>	Phone # <u>1-816-650-3180</u>
292 Other:	Phone #
293 Other:	Phone #

295 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

296 Any technology or systems staying with the Property? N/A Yes No
 297 If "Yes" list:

298 *garage door openers + keyless Entry*

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

303 **19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

304 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:

316 Attached shelves, racks, towel bars	Fireplace grates, screens, glass doors
317 Attached lighting	Mounted entertainment brackets
318 Attached floor coverings	Plumbing equipment and fixtures
319 Bathroom vanity mirrors, 320 attached or hung	Storm windows, doors, screens
321 Fences (including pet systems)	Window blinds, curtains, coverings and window mounting components


 Initials: *[initials]*
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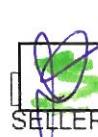
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Fill in all blanks using one of the abbreviations listed below.

"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.)

332 NA Air Conditioning Window Units, # _____
333 OS Air Conditioning Central System
334 OS Attic Fan
335 OS Ceiling Fan(s), # 7
336 NA Central Vac and Attachments
337 NA Closet Systems, Location _____
338 NA Camera-Surveillance Equipment
339 NA Doorbell
340 NA Electric Air Cleaner or Purifier
341 NA Electric Car Charging Equipment
342 OS Exhaust Fan(s) – Baths
343 NA Fences – Invisible & Controls
344 Fireplace(s), # D
345 Location #1 Basement Location #2 NA
346 OS Chimney NA Chimney
347 NA Gas Logs NA Gas Logs
348 NA Gas Starter NA Gas Starter
349 NA Heat Re-circulator NA Heat Re-circulator
350 NA Insert NA Insert
351 OS Wood Burning NA Wood Burning
352 Other _____
353 NA Fountain(s)
354 OS Furnace/Heat Pump/Other Heating System
355 OS Garage Door Keyless Entry
356 OS Garage Door Opener(s), # 6
357 OS Garage Door Transmitter(s), # 3
358 NA Generator
359 NA Humidifier
360 NA Intercom
361 OS Jetted Tub
362 KITCHEN APPLIANCES
363 Cooking Unit
364 OS Stove/Range
365 Elec. Gas Convection
366 NA Built-in Oven
367 NA Elec. NA Gas NA Convection
368 NA Cooktop NA Elec. NA Gas
369 OS Microwave Oven
370 OS Dishwasher
371 NA Disposal
372 NA Freezer
373 Location NA
374 OS Refrigerator (#1)
375 Location Kitchen
376 NA Refrigerator (#2)
377 Location NA
378 NA Trash Compactor

 
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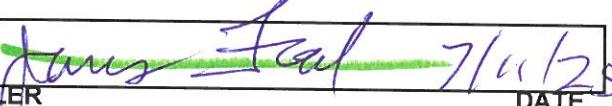
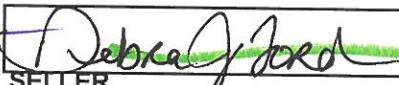
NA Laundry - Washer
NA Laundry - Dryer
 Elec. Gas
MOUNTED Entertainment Equipment
NA TV, Location _____
NA TV, Location _____
NA TV, Location _____
NA TV, Location _____
NA Speakers, Location _____
NA Speakers, Location _____
NA Other/Location _____
NA Other/Location _____
NA Other/Location _____
NA Other/ Location _____
NA Outside Cooking Unit
NA Propane Tank
NA Owned NA Leased
NA Security System
NA Owned NA Leased
Smoke/Fire Detector(s), # _____
OS Shed(s), # 1
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
OS Sump Pump(s), # 1
NA Swimming Pool (Swimming Pool Rider Attached)
NA Swimming Pool Heater
NA Swimming Pool Equipment
NA TV Antenna/Receiver/Satellite Dish
NA Owned NA Leased
OS Water Heater(s)
NA Water Softener and/or Purifier
NA Owned NA Leased
OS Wood Burning Stove
NA Yard Light
NA Elec. NA Gas
NA Boat Dock, ID# _____
NA Other _____

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379 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
380 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
381 invoices, notices or other documents describing or referring to the matters revealed herein:
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386 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
387 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
388 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
389 prospective BUYER of the Property and to real estate brokers and licensees. SELLER will promptly notify Licensee
390 assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee
391 assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER
392 and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # of
393 pages).

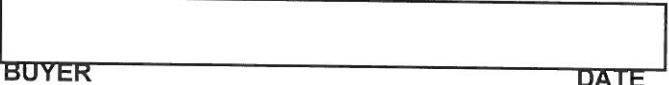
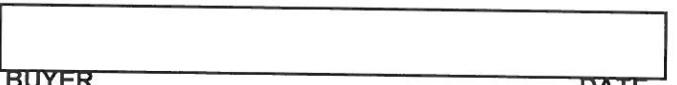
394
395 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS
396 DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.
397 IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.
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401  7/11/25  6/30/25
402 SELLER DATE SELLER DATE
403
404

405 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

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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 licensees 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.

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419
420
421  DATE  DATE
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 2024. All previous versions of this document may no longer be valid. Copyright January 2025.