



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

1 SELLER: Christina Tapp  
 2 PROPERTY: 705 North Florissant, Ferguson MO 63135  
 3

4 **1. NOTICE TO SELLER.**

5 Be as complete and accurate as possible when answering the questions in this disclosure. Attach  
 6 additional sheets if space is insufficient for all applicable comments. SELLER agrees to disclose to  
 7 BUYER all material defects, conditions and facts **KNOWN TO SELLER** which may materially affect the  
 8 value of the Property. Non-occupant SELLERS are not relieved of this obligation. This disclosure  
 9 statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers  
 10 and buyers will rely on this information.

11  
 12 **2. NOTICE TO BUYER.**

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

16  
 17 **3. OCCUPANCY.**

18 Approximate age of Property? 69 years How long have you owned? 14 years  
 19 Does SELLER currently occupy the Property? ..... Yes  No   
 20 If "No", how long has it been since SELLER occupied the Property? 2/3 years/months

21  
 22 **4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH  
 23 SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:**

- 24 (a) Any fill or expansive soil on the Property? ..... Yes  No
- 25 (b) Any sliding, settling, earth movement, upheaval or earth stability problems  
 26 on the Property? ..... Yes  No
- 27 (c) The Property or any portion thereof being located in a flood zone, wetlands  
 28 area or **proposed** to be located in such as designated by FEMA which  
 29 requires flood insurance? ..... Yes  No
- 30 (d) Any drainage or flood problems on the Property or adjacent properties? ..... Yes  No
- 31 (e) Any flood insurance premiums that you pay? ..... Yes  No
- 32 (f) Any need for flood insurance on the Property? ..... Yes  No
- 33 (g) Any boundaries of the Property being marked in any way? ..... Yes  No
- 34 (h) The Property having had a stake survey? If "Yes", attach copy. .... Yes  No
- 35 (i) Any encroachments, boundary line disputes, or non-utility easements  
 36 affecting the Property? ..... Yes  No
- 37 (j) Any fencing on the Property? ..... Yes  No
- 38 If "Yes", does fencing belong to the Property? ..... N/A  Yes  No
- 39 (k) Any diseased, dead, or damaged trees or shrubs on the Property? ..... Yes  No
- 40 (l) Any gas/oil wells, lines or storage facilities on Property or adjacent  
 41 property? ..... Yes  No

42 If any of the answers in this section are "Yes" (except h), explain in detail (attach other  
 43 documentation): porch fence around back yard  
 44 \_\_\_\_\_  
 45 \_\_\_\_\_  
 46 \_\_\_\_\_

47 **5. ROOF.**

- 48 (a) Approximate Age: 2001 years  Unknown Type: Asphalt shingle
- 49 (b) Have there been any problems with the roof, flashing or rain gutters? ..... Yes  No
- 50 If "Yes", what was the date of the occurrence? \_\_\_\_\_
- 51 (c) Have there been any repairs to the roof, flashing or rain gutters? ..... Yes  No
- 52 Date of and company performing such repairs \_\_\_\_\_ / \_\_\_\_\_
- 53 (d) Has there been any roof replacement? ..... Yes  No
- 54 If "Yes", was it:  Complete or  Partial
- 55 (e) What is the number of layers currently in place? \_\_\_\_\_ layers or  Unknown.

56 **If any of the answers in this section are "Yes", explain in detail (attach all warranty information**

57 **and other documentation):** \_\_\_\_\_

61 **6. INFESTATION. ARE YOU AWARE OF:**

- 62 (a) Any termites, wood destroying insects, or **other** pests on the Property? ..... Yes  No
- 63 (b) Any damage to the Property by termites, wood destroying insects or **other**
- 64 pests? ..... Yes  No
- 65 (c) Any termite, wood destroying insects or **other** pest control treatments on the
- 66 Property in the last five years? ..... Yes  No
- 67 If "Yes", list company, **when** and **where** treated \_\_\_\_\_
- 68 (d) Any current warranty, bait stations or other treatment coverage by a licensed
- 69 pest control company on the Property? ..... Yes  No
- 70 If "Yes", the annual cost of service renewal is \$ \_\_\_\_\_ and the time
- 71 remaining on the service contract is \_\_\_\_\_.) (Check one)  The treatment
- 72 system stays with the Property or  the treatment system is subject to removal by the
- 73 treatment company if annual service fee is not paid.

74 **If any of the answers in this section are "Yes", explain in detail (attach all warranty information**

75 **and other documentation):** \_\_\_\_\_

76 **7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS. ARE YOU AWARE OF:**

- 77 (a) Any movement, shifting, deterioration, or other problems with walls,
- 78 foundations, crawl space or slab? ..... Yes  No
- 79 (b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
- 80 crawl space, basement floor or garage? ..... Yes  No
- 81 (c) Any corrective action taken including, but not limited to piercing or bracing? .. Yes  No
- 82 (d) Any water leakage or dampness in the house, crawl space or basement? ... Yes  No
- 83 (e) Any dry rot, wood rot or similar conditions on the wood of the Property? ..... Yes  No
- 84 (f) Any problems with driveways, patios, decks, fences or retaining walls on
- 85 the Property? ..... Yes  No
- 86 (g) Any problems with fireplace and/or chimney? ..... Yes  No
- 87 Date of last cleaning? unknown
- 88 (h) Does the Property have a sump pump? ..... Yes  No
- 89 If "Yes", location: \_\_\_\_\_
- 90 (i) Any repairs or other attempts to control the cause or effect of any problem
- 91 described above? ..... Yes  No

94 97

97 If any of the answers in this section are "Yes" (except h), explain in detail (attach all warranty  
98 information and other documentation): minor cracks in basement walls -  
99 not structural + some minor water in basement during  
100 hard rains  
101  
102

103 **8. ADDITIONS AND/OR REMODELING.**

- 104 (a) Are you aware of any additions, structural changes, or other material  
105 alterations to the Property? ..... Yes  No   
106 If "Yes", explain in detail: \_\_\_\_\_  
107  
108 (b) If "Yes", were all necessary permits and approvals obtained, and was all  
109 work in compliance with building codes? ..... N/A  Yes  No   
110 If "No", explain in detail: \_\_\_\_\_  
111  
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113 **9. PLUMBING RELATED ITEMS.**

- 114 (a) What is the drinking water source?  Public  Private  Well  Cistern  
115 If well water, state type \_\_\_\_\_ depth \_\_\_\_\_  
116 diameter \_\_\_\_\_ age \_\_\_\_\_  
117 (b) If the drinking water source is a well, when was the water last checked for  
118 safety and what was the result of the test? \_\_\_\_\_  
119 (c) Is there a water softener on the Property? ..... Yes  No   
120 If "Yes", is it:  Leased  Owned?  
121 (d) Is there a water purifier system? ..... Yes  No   
122 If "Yes", is it:  Leased  Owned?  
123 (e) What type of sewage system serves the Property?  Public Sewer  Private Sewer  
124  Septic System  Cesspool  Lagoon  Other \_\_\_\_\_  
125 (f) The location of the sewer line clean out trap is: unknown  
126 (g) Is there a sewage pump on the septic system? ..... N/A  Yes  No   
127 (h) Is there a grinder pump system? ..... Yes  No   
128 (i) If there is a privately owned system, when was the septic tank, cesspool, or sewage  
129 system last serviced? \_\_\_\_\_ By whom? \_\_\_\_\_  
130 (j) Is there a sprinkler system? ..... Yes  No   
131 Does sprinkler system cover full yard and landscaped areas? ..... N/A  Yes  No   
132 If "No", explain in detail: \_\_\_\_\_  
133 (k) Are you aware of any leaks, backups, or other problems relating to any of the,  
134 plumbing, water, and sewage related systems? ..... Yes  No   
135 (l) Type of plumbing material currently used in the Property:  
136  Copper  Galvanized  Other PEX  
137 The location of the main water shut-off is: basement  
138 (m) Is there a back flow prevention device on the lawn sprinkling system,  
139 sewer or pool? ..... N/A  Yes  No

140 If your answer to (k) in this section is "Yes", explain in detail (attach available  
141 documentation): \_\_\_\_\_  
142 \_\_\_\_\_  
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**10. 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. 4 years - high efficiency ac  
2. \_\_\_\_\_
- (b) Does the Property have heating systems? ..... Yes  No   
 Electric  Fuel Oil  Natural Gas  Heat Pump  Propane  
 Fuel Tank  Other \_\_\_\_\_  
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?  
1. 4 years - high efficiency  
2. \_\_\_\_\_
- (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  
Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?  
1. unknown  
2. \_\_\_\_\_
- (e) Are you aware of any problems regarding these items? ..... Yes  No   
If "Yes", explain in detail: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**11. ELECTRICAL SYSTEM.**

- (a) Type of material used:  Copper  Aluminum  Unknown
- (b) Type of electrical panel(s):  Breaker  Fuse  
Location of electrical panel(s): basement  
Size of electrical panel (total amps), if known: unknown
- (c) Are you aware of any problem with the electrical system? ..... Yes  No   
If "Yes", explain in detail: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**12. 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 testing for any of the above-listed items on the Property? ..... Yes  No
- (e) Any radon on the Property? ..... Yes  No
- (f) Any testing for radon on the Property? ..... Yes  No
- (g) Any testing for mold on the Property? ..... Yes  No
- (h) Any other environmental issues? ..... Yes  No
- (i) Any methamphetamine or controlled substances ever being used or manufactured on the Property? ..... Yes  No
- (In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been present on or in the Property.)**

193 If any of the answers in this section are "Yes", explain in detail (attach test results and other  
194 documentation): \_\_\_\_\_  
195 \_\_\_\_\_  
196 \_\_\_\_\_  
197 \_\_\_\_\_

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199 **13. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- 200 (a) Any current/pending bonds, assessments, or special taxes that Yes  No   
201 apply to Property? .....  
202 If "Yes", what is the amount? \$ \_\_\_\_\_  
203 (b) Any condition or proposed change in your neighborhood or surrounding Yes  No   
204 area or having received any notice of such? .....  
205 (c) The Property being subject to covenants, conditions, and restrictions of a Yes  No   
206 Homeowner's Association or subdivision restrictions? .....  
207 (d) Any violations of such covenants and restrictions? N/A  Yes  No   
208 (e) The Homeowner's Association imposing its own transfer fee when the Yes  No   
209 Property is sold? ..... N/A  Yes  No   
210 If "Yes", what is the amount? \$ \_\_\_\_\_  
211 (f) Any defect, damage, proposed change or problem with any Yes  No   
212 common elements or common areas? .....  
213 (g) Any condition or claim which may result in any change to Yes  No   
214 assessments or fees? .....  
215 (h) Any streets that are privately owned? Yes  No   
216 (i) The Property being in a historic, conservation or special review district that Yes  No   
217 requires any alterations or improvements to the Property be approved by a  
218 board or commission? .....  
219 (j) The Property being subject to tax abatement? Yes  No   
220 (k) The Property being subject to a right of first refusal? Yes  No

221 If any of the answers in this section are "Yes" (except c and e), explain in detail (attach other  
222 documentation): \_\_\_\_\_  
223 \_\_\_\_\_  
224 \_\_\_\_\_

225  
226 Homeowner's Association dues are paid in full until \_\_\_\_\_ in the amount of \$ \_\_\_\_\_  
227 payable  yearly  monthly  quarterly, sent to \_\_\_\_\_ and  
228 such includes: \_\_\_\_\_  
229 Homeowner's Association contact name, phone number, website, or email address: \_\_\_\_\_  
230 \_\_\_\_\_  
231 \_\_\_\_\_

232  
233 **14. PRE-INSPECTION (INSPECTION DONE IN PREPARATION OF LISTING THE PROPERTY).**

- 234 (a) Has Property been pre-inspected? Yes  No   
235 If "Yes", attach copy of inspection report consisting of \_\_\_\_\_ number of pages.  
236

237 **15. OTHER MATTERS. ARE YOU AWARE OF:**

- 238 (a) Any of the following? Yes  No   
239  Party walls  Common areas  Easement Driveways .....  
240 (b) Any fire damage to the Property? Yes  No   
241 (c) Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes  No   
242 (d) Any violations of laws or regulations affecting the Property? Yes  No   
243 (e) Any other conditions that may materially affect the value  
244 or desirability of the Property? Yes  No

- 245 (f) Any other condition, including but not limited to financial, that may prevent  
246 you from completing the sale of the Property? ..... Yes  No
- 247 (g) Any general stains or pet stains to the carpet, the flooring or sub-flooring? .. Yes  No
- 248 (h) Having keys for all exterior doors, including garage doors to the Property? .. Yes  No
- 249 List locks without keys \_\_\_\_\_
- 250 (i) Any violations of zoning, setbacks or restrictions, or non-conforming uses? . Yes  No
- 251 (j) Any unrecorded interests affecting the Property? ..... Yes  No
- 252 (k) Anything that would interfere with giving clear title to the BUYER? ..... Yes  No
- 253 (l) Any existing or threatened legal action pertaining to the Property? ..... Yes  No
- 254 (m) Any litigation or settlement pertaining to the Property? ..... Yes  No
- 255 (n) Any added insulation since you have owned the Property? ..... Yes  No
- 256 (o) Having replaced any appliances that remain with the Property in the  
257 past five years? ..... Yes  No
- 258 (p) Any transferable warranties on the Property or any of its  
259 components? ..... Yes  No
- 260 (q) Having made any insurance or other claims pertaining to the Property  
261 in the past 5 years? ..... Yes  No
- 262 If "Yes", were repairs from claim(s) completed? ..... N/A  Yes  No
- 263 (r) Any use of synthetic stucco on the Property? ..... Yes  No

If any of the answers in this section are "Yes" (except h), explain in detail:

264 Small stains on wood flooring in living room

265 Pex pipes replaced all copper pipes in basement

266 stove and refrigerator, air conditioner, dishwasher all

267 3 years old

271 **16. UTILITIES.** Identify the name and phone number for utilities listed below.

272 Electric Company Name: Ameren Phone # \_\_\_\_\_

273 Gas Company Name: Laclede Gas Phone # \_\_\_\_\_

274 Water Company Name: Missouri American Water Phone # \_\_\_\_\_

275 **17. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

276 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's

277 Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other

278 promotional material, provides for what is included in the sale of the Property. Items listed in the

279 "Additional Inclusions" or "Exclusions" in Subparagraphs 1a and 1b of the Contract supersede the

280 Seller's Disclosure and the printed list in Paragraph 1 of the Contract. If there are no "Additional

281 Inclusions" or "Exclusions" listed, the Seller's Disclosure and the printed list govern what is or is not

282 included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1

283 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional

284 Inclusions" and/or the "Exclusions" in Paragraph 1a and/or 1b, all existing improvements on the

285 Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and

286 clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property

287 are expected to remain with Property.

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290  
 291 "OS" = Operating and Staying with the Property (any item that is performing its intended  
 292 function).  
 293 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an  
 294 Unacceptable Condition.  
 295 "NA" = Not applicable (any item not present).  
 296 "NS" = Not staying with the Property (item should be identified as "NS" below and  
 297 addressed as an exclusion in the Contract).  
 298

299 NA Air Conditioning Window Units, # ___	NA Garage Door Transmitter(s), # ___	NA Sprinkler System ___
300 OS Air Conditioning Central System	NA Gas Grill	NA Sprinkler System Back Flow Valve
301 NA Attached Audio/Visual Equipment	NA Gas Yard Light	NA Sprinkler System Auto Timer
302 NA Attic Fan	NA Humidifier	NA Statuary/Yard Art
303 OS Ceiling Fans, # ___	NA Intercom	OS Stove, ___ Elec. <input checked="" type="checkbox"/> Gas
304 NA Central Vac and Attachments	NA Laundry - Washer	NA Stove Downdraft Cooktop
305 OS Dishwasher	NA Laundry - Dryer	OS Stove/Oven ___ Elec. <input checked="" type="checkbox"/> Gas
306 OS Disposal	OS Microwave Oven	NA Stove/Oven - Convection
307 NA Doorbell	NA Propane Tank	OS Stove/Oven Clock Timer
308 NA Electric Air Cleaner or Purifier	___ Owned ___ Leased	NA Stove Vent Hood
309 NA Exhaust Fan(s) - Baths	OS Refrigerator	NA Sump Pump
310 NA Fireplace Heat Re-circulator	Location of Refrigerator <i>kitchen &amp; basement</i>	NA Swimming Pool
311 NA Fireplace Insert	NA Security System	NA Swimming Pool Heater
312 OS Fireplace Gas Logs	___ Owned ___ Leased	NA Swimming Pool Equipment
313 OS Fireplace Gas Starter	EX Smoke Detector(s), # ___	NA Trash Compactor
314 NA Fireplace - Wood Burning Stove	NA Spa/Hot Tub	NA TV Antenna/Receiver/Satellite Dish
315 NA Fountain(s)	NA Spa/Sauna	___ Owned ___ Leased
316 OS Furnace/heat Pump/other Htg System	NA Spa Equipment	NA Water Softener and/or purifier
317 NA Garage Door Opener(s)	Other _____	___ Owned ___ Leased
318 Other _____	Other _____	Other _____
319 Other _____	Other _____	Other _____
320		

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

327  
 328 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the  
 329 foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure  
 330 Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes the Licensee assisting  
 331 SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and  
 332 salespeople. SELLER will promptly notify Licensee assisting the SELLER, in writing, if any  
 333 information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will  
 334 promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER  
 335 initial and date any changes and/or attach a list of additional changes. If attached, # \_\_\_\_\_ of  
 336 pages).

337  
 338 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**  
 339 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
 340 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

341  
 342  
 343 *Chris J. Jones* 6/7/2017  
 344 SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
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**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 (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 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 on which I am relying except as may be fully set forth in writing and signed by them.

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<b>BUYER</b>	<b>DATE</b>	<b>BUYER</b>	<b>DATE</b>
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