



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

SELLER (Indicate Marital Status): _____ Pat Swender (ASP)

PROPERTY: 10807 Northwest Old Tiffany Springs Road Kansas City, MO 64153

1. NOTICE TO SELLER.

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

2. NOTICE TO BUYER.

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

3. OCCUPANCY.

Approximate age of Property? 2020 How long have you owned? 8
Does SELLER currently occupy the Property? Yes ☒ No ☐
If "No", how long has it been since SELLER occupied the Property? _____ years/months

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

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

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

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

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

g-fences line south, east and west property lines

SELLER Initials BUYER Initials BUYER

6. ROOF.

- a. Approximate Age: 5 years ☐ Unknown Type: asphalt
- b. Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☒
If "Yes", what was the date of the occurrence? _____
- c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☐ No ☒
Date of and company performing such repairs _____ / _____
- d. Has there been any roof replacement? Yes ☐ No ☒
If "Yes", was it: ☐ Complete or ☐ Partial
- e. What is the number of layers currently in place? 1 layers or ☐ Unknown.

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

7. INFESTATION. ARE YOU AWARE OF:

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

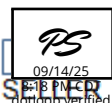
If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

E- gunther pest control sprays for general bugs/insects 4 times a year, no long term contract

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

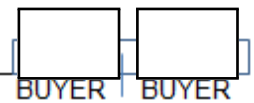
- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes ☐ No ☒
- b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes ☐ No ☒
- c. Any corrective action taken including, but not limited to piercing or bracing? Yes ☐ No ☒
- d. Any water leakage or dampness in the house, crawl space or basement? Yes ☐ No ☒
- e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes ☐ No ☒
- f. Any problems with windows or exterior doors? Yes ☐ No ☒
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☐ No ☒
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? N/A ☐ Yes ☐ No ☒
Date of any repairs, inspection(s) or cleaning? _____
Date of last use? _____
- i. Does the Property have a sump pump? Yes ☐ No ☒
If "Yes", location: _____
- j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes ☐ No ☒

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



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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: _____ south and west of home, south of detached garage
- g. The location of the sewer line clean out trap is: _____ from home south east to lagoon
- 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? _____ na By whom? _____ H&H septic
- k. Is there a sprinkler system? Yes ☒ No ☐
Does sprinkler system cover full yard and landscaped areas? N/A ☐ Yes ☐ No ☒
If "No", explain in detail: _____
- l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes ☐ No ☒
- m. Type of plumbing material currently used in the Property:
☒ Copper ☐ Galvanized ☐ PVC ☒ PEX ☐ Other _____
The location of the main water shut-off is: _____ both basement mechanical rooms
- n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A ☐ Yes ☒ No ☐

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

K- sprinkler system encompasses landscape and aprox 2 acres around the home

N-mandated by KCMO



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11. HEATING AND AIR CONDITIONING.

a. Does the Property have air conditioning? Yes ☒ No ☐

☐ Central Electric ☐ Central Gas ☒ Heat Pump ☐ Window Unit(s)

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
1.	5	☐	☐	east mech room	5 years buckner
2.	5	☐	☐	west mech room	5 years buckner

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

☐ Electric ☐ Fuel Oil ☐ Natural Gas ☒ Heat Pump ☐ Propane

☐ Fuel Tank ☒ Other _____ Geo-thermal

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
1.	5	☐	☐	east mech room	5 buckner
2.	5	☐	☐	west mech room	5 buckner

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

If "Yes", which room(s)? "storage/workout room under garage slab"

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

☒ Electric ☐ Gas ☐ Solar ☐ Tankless

Unit	Age of Unit	Leased	Owned	Location	Capacity	Last Date Serviced/By Whom?
1.	5	☐	☐		50	5 buckner
2.	5	☐	☐		50	5 buckner

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

If "Yes", explain in detail:

12. ELECTRICAL SYSTEM.

a. Type of material used: ☒ Copper ☒ Aluminum ☐ Unknown

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

Location of electrical panel(s): garage/ east and west mechanical rooms

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

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

If "Yes", explain in detail:

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

a. Any underground tanks on the Property? Yes ☒ No ☐

b. Any landfill on the Property? Yes ☐ No ☒

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

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

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

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

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

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

i. Any other environmental issues? Yes ☐ No ☒

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

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

(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

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

A- 2 propane tanks buried, 1 for home 1 for detached garage

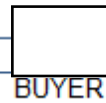
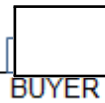
G-radon stack installed at time of build vented thru roof



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

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

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

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

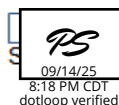
If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:

15. PREVIOUS INSPECTION REPORTS.

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

16. OTHER MATTERS. ARE YOU AWARE OF:

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



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

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

G-small family dog

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

Electric Company Name:	Evergy	Phone #
Gas Company Name:	ferrell gas	Phone #
Water Company Name:	kcmo	Phone #
Trash Company Name:	kcmo	Phone #
Other:		Phone #
Other:		Phone #

18. ELECTRONIC SYSTEMS AND COMPONENTS.

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

If "Yes" list:

control 4 system, security and cameras

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 |

PS

09/14/25

dotloop Verified

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

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

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

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

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

330

331

332 na Air Conditioning Window Units, # _____

333 os Air Conditioning Central System _____

334 na Attic Fan _____

335 os Ceiling Fan(s), # 1 _____

336 na Central Vac and Attachments _____

337 os Closet Systems, Location _____

338 os Camera-Surveillance Equipment _____

339 os 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), # 2 _____

345 Location #1 great room Location #2 master bedroo

346 Chimney Chimney

347 os Gas Logs os Gas Logs

348 Gas Starter Gas Starter

349 Heat Re-circulator Heat Re-circulator

350 Insert Insert

351 Wood Burning Wood Burning

352 Other Other

353 Fountain(s)

354 os Furnace/Heat Pump/Other Heating System _____

355 os Garage Door Keyless Entry _____

356 os Garage Door Opener(s), # 4 _____

357 os Garage Door Transmitter(s), # 4 _____

358 Generator

359 os Humidifier _____

360 os Intercom _____

361 Jetted Tub

362 **KITCHEN APPLIANCES**

363 **Cooking Unit**

364 os Stove/Range _____

365 x Elec. Gas Convection

366 os Built-in Oven _____

367 x Elec. Gas Convection

368 os Cooktop Elec. Gas

369 os Microwave Oven _____

370 os Dishwasher _____

371 os Disposal _____

372 os Freezer _____

373 Location kitchen

374 os Refrigerator (#1) _____

375 Location kitchen

376 na Refrigerator (#2) _____

377 Location _____

378 na Trash Compactor _____

os Laundry - Washer _____

os Laundry - Dryer _____

x Elec. Gas

MOUNTED Entertainment Equipment

4 TV, Location 4 bedrooms

2 TV, Location basement

1 TV, Location kitchen

1 TV, Location theater

Speakers, Location all over home and deck

Speakers, Location _____

4 Other/Location bathrooms

2 Other/Location Gym

Other/Location _____

Other/ Location _____

Outside Cooking Unit

2 Propane Tank _____

os Owned Leased

os Security System _____

os Owned Leased

os Smoke/Fire Detector(s), # alot

na Shed(s), # _____

na Spa/Hot Tub _____

na Spa/Sauna _____

na Spa Equipment _____

os Sprinkler System Auto Timer _____

os Sprinkler System Back Flow Valve _____

os Sprinkler System (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 _____

os TV Antenna/Receiver/Satellite Dish _____

x Owned Leased

os Water Heater(s) _____

na Water Softener and/or Purifier _____

Owned Leased

na Wood Burning Stove _____

na Yard Light _____

Elec. Gas

na Boat Dock, ID# _____

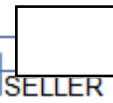
Other _____

Other _____

Other _____

Other _____

Other _____



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

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

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

Pat Swender

dotloop verified
09/14/25 8:18 PM CDT
PKQO-JGXN-VSOU-PNTM

SELLER

DATE

SELLER

DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or 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.

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.