



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

1 **SELLER** (Indicate Marital Status): Robert O. Quackenbush and Shirley A. Quackenbush (AMC)

5 **PROPERTY:** 3309 NE 68th Terrace, Gladstone, Missouri 64119

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.

14 **2. NOTICE TO BUYER.**

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

19 **3. OCCUPANCY.**

20 Approximate age of Property? 31 How long have you owned? 31  
21 Does SELLER currently occupy the Property? ..... Yes ☒ No ☐  
22 If "No", how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months

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

26 **4. TYPE OF CONSTRUCTION.** ☐ Manufactured ☐ Modular ☒ Conventional/Wood Frame  
28 ☐ Mobile ☐ Other \_\_\_\_\_

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

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

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

52 documentation: The stake survey was done at purchase but I never got  
53 a copy of the survey

54  
SELLER SELLER Initials Initials BUYER BUYER  
ROO SAQ Sellers Disclosure and Condition of Property Addendum - Residential  
Page 1 of 8

6. ROOF.

- a. Approximate Age: 31 years ☐ Unknown Type: Concrete Tile
- b. Have there been any problems with the roof, flashing or rain gutters? ..... Yes ☒ No ☐  
If "Yes", what was the date of the occurrence? Leak in the dining room fixed
- c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes ☒ No ☐  
Date of and company performing such repairs 1
- 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: The valley was redone in 2021 and was repaired for two further problems

7. INFESTATION. ARE YOU AWARE OF:

- a. Any termites, wood destroying insects, or other pests on the Property? ..... Yes ☒ No ☐
- b. Any damage to the Property by termites, wood destroying insects or other pests? ..... Yes ☐ No ☒
- c. Any termite, wood destroying insects or other pest control treatments on the Property in the last five (5) years? 2020 ..... Yes ☒ No ☐  
If "Yes", list company, when and where treated Greeter Exterminators 2020 only one channel
- d. 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 \$ 250 and the time remaining on the service contract is till June
- (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: found one channel in basement by water line but was not infested. However to prevent further problems a termite system was installed all around the home

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 piling 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? Only used one year  
Date of last use? 1991
- 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: \_\_\_\_\_

SELLER SELLER  
ROB SAQ

Initials

Initials

BUYER BUYER

9. ADDITIONS AND/OR REMODELING.

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

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other: \_\_\_\_\_  
If well water, state type \_\_\_\_\_ depth \_\_\_\_\_ diameter \_\_\_\_\_ age \_\_\_\_\_
- b. If the drinking water source is a well, has water been tested for safety? ..... N/A ☒ Yes ☐ No ☐  
If "Yes", when was the water last checked for safety? \_\_\_\_\_ (attach test results)
- c. Is there a water softener on the Property? ..... Yes ☒ No ☐  
If "Yes", is it: ☐ Leased ☒ Owned?
- d. Is there a water purifier system? ..... Yes ☒ No ☐  
If "Yes", is it: ☐ Leased ☒ Owned?
- e. What type of sewage system serves the Property? ☒ Public Sewer ☐ Private Sewer  
☐ Septic System, Number of Tanks \_\_\_\_\_ ☐ Cesspool ☐ Lagoon ☐ Other \_\_\_\_\_
- f. Approximate location of septic tank and/or absorption field: \_\_\_\_\_
- g. The location of the sewer line clean out trap is: IN THE ENTERTAINMENT CENTER IN MEDIA ROOM
- h. Is there a sewage pump on the septic system? ..... N/A ☒ Yes ☐ No ☐
- i. Is there a grinder pump system? ..... Yes ☐ No ☒
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? \_\_\_\_\_ By whom? \_\_\_\_\_
- k. Is there a 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: IN STORAGE AREA BY THE WATER SOFTNER
- 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: \_\_\_\_\_

SELLER SELLER

ROR SAQ

Initials

Initials

BUYER BUYER

**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. About 12 years X backyard June 21  
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. 12 years X June 21  
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 ☐ Tankless  
Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?  
1. About 5 years X Storage area 40gal  
2. \_\_\_\_\_
- 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): basement family room West Wall  
Size of electrical panel(s) (total amps), if known: 200
- 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/mitigation for radon on the Property? ..... Yes ☐ No ☒
- g. Any professional testing/mitigation for mold on the Property? ..... Yes ☐ No ☒
- h. Any other environmental issues? ..... Yes ☐ No ☒
- i. Any controlled substances ever manufactured on the Property? ..... Yes ☐ No ☒
- j. 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SELLER SELLER  
ROQ SAG

Initials

Initials

BUYER BUYER

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? NOT A member ..... N/A ☐ Yes ☐ No ☐  
If "Yes", what is the amount? \$ 50.00
- 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? NEVER ..... 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 ☒
- l. Anything that would interfere with giving clear title to the BUYER? ..... Yes ☐ No ☒

SELLER SELLER

ROG SAQ

Initials

Initials

BUYER BUYER

Seller's Disclosure and Condition of Property Addendum - Residential

- 268 m. Any existing or threatened legal action pertaining to the Property? ..... Yes ☐ No ☒
- 269 n. Any litigation or settlement pertaining to the Property? ..... Yes ☐ No ☒
- 270 o. Any added insulation since you have owned the Property? R 40 Attic R 19 walls Yes ☒ No ☐
- 271 p. Having replaced any appliances that remain with the Property in the  
272 past five (5) years? Cook Top Refrigerator Yes ☒ No ☐
- 273 q. Any transferable warranties on the Property or any of its  
274 components? ..... Yes ☐ No ☒
- 275 r. Having made any insurance or other claims pertaining to the Property  
276 in the past five (5) years? ..... Yes ☐ No ☒
- 277 If "Yes", were repairs from claim(s) completed? ..... N/A ☒ Yes ☐ No ☐
- 278 s. Any use of synthetic stucco on the Property? ..... Yes ☐ No ☒
- 279

280 If any of the answers in this section are "Yes", explain in detail: Had an energy audit and  
281 the suggestions were more Attic insulation and replace water heater  
282 to energy efficient  
283  
284

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

286 Electric Company Name: Evergy Phone # \_\_\_\_\_

287 Gas Company Name: Spice Phone # \_\_\_\_\_

288 Water Company Name: City of Gladstone Phone # \_\_\_\_\_

289 Trash Company Name: Platte Valley Sanitation Phone # \_\_\_\_\_

290 Other: ADT Alarm company Phone # \_\_\_\_\_

291 Other: \_\_\_\_\_ Phone # \_\_\_\_\_

292

293 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

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

295 If "Yes" list: \_\_\_\_\_

296 \_\_\_\_\_

297 \_\_\_\_\_

298

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

300

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

302 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and  
303 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for  
304 what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in  
305 Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1  
306 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-  
307 printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and  
308 the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the  
309 "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property  
310 (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried,  
311 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property,  
312 including, but not limited to:

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

SELLER SELLER

ROB SAQ

Initials

Initials

BUYER BUYER

322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376

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.)

~~NA~~ Air Conditioning Window Units, #       
~~OS~~ Air Conditioning Central System OS  
~~OS~~ Attic Fan OS  
~~OS~~ Ceiling Fan(s), # 2 OS  
~~NA~~ Central Vac and Attachments  
~~NA~~ Closet Systems  
Location       
~~OS~~ Doorbell OS  
~~EX~~ Electric Air Cleaner or Purifier  
~~NA~~ Electric Car Charging Equipment  
~~OS~~ Exhaust Fan(s) - Baths OS  
~~NA~~ Fences - Invisible & Controls  
Fireplace(s), # 2  
Location #1 Family Room Up Location #2 Family Room Down  
~~EX~~ Chimney EX Chimney  
~~EX~~ Gas Logs EX Gas Logs  
~~EX~~ Gas Starter EX Gas Starter  
~~EX~~ Heat Re-circulator EX Heat Re-circulator  
~~EX~~ Insert EX Insert  
~~NA~~ Wood Burning Stove NA Wood Burning Stove  
~~NA~~ Other NA Other  
~~OS~~ Fountain(s) OS  
~~OS~~ Furnace/Heat Pump/Other Heating System OS  
~~OS~~ Garage Door Keyless Entry OS  
~~OS~~ Garage Door Opener(s), # 3  
~~OS~~ Garage Door Transmitter(s), # 17  
~~NA~~ Gas Yard Light  
~~OS~~ Humidifier OS  
~~OS~~ Intercom OS  
~~OS~~ Jetted Tub OS  
KITCHEN APPLIANCES  
Cooking Unit  
~~NA~~ Stove/Range NA SR  
~~NA~~ Elec. NA Gas NA Convection  
~~OS~~ Built-in Oven OS  
~~OS~~ Elec. NA Gas NA Convection  
~~OS~~ Cooktop OS Elec. NA Gas OS  
~~OS~~ Microwave Oven OS  
~~OS~~ Dishwasher OS  
~~OS~~ Disposal OS  
~~NA~~ Freezer  
Location does not stay  
~~OS~~ Refrigerator (#1) OS  
Location Kitchen  
~~OS~~ Refrigerator (#2) OS  
Location bar area  
~~OS~~ Trash Compactor OS

~~NS~~ Laundry - Washer

~~NS~~ Laundry - Dryer

X Elec.      Gas

#### MOUNTED ENTERTAINMENT EQUIPMENT

~~NA~~ Item #1     

Location     

~~NA~~ Item #2     

Location     

~~NA~~ Item #3     

Location     

~~NA~~ Item #4     

Location     

~~NA~~ Item #5     

Location     

~~NS~~ Outside Cooking Unit

~~NA~~ Propane Tank

     Owned      Leased

~~OS~~ Security System OS

     Owned X Leased

~~OS~~ Smoke/Fire Detector(s), # OS part security system

~~NA~~ Shed(s), #     

~~NA~~ Spa/Hot Tub

~~NA~~ Spa/Sauna

~~NA~~ Spa Equipment

~~OS~~ Sprinkler System Auto Timer OS

~~NA~~ Sprinkler System Back Flow Valve

~~OS~~ Sprinkler System (Components & Controls) OS

~~OS~~ Statuary/Yard Art OS front fountain

~~NA~~ Swing set/Playset

~~NA~~ Sump Pump(s), #     

~~NA~~ Swimming Pool (Swimming Pool Rider Attached)

~~NA~~ Swimming Pool Heater

~~NA~~ Swimming Pool Equipment

~~NA~~ TV Antenna/Receiver/Satellite Dish not attached

X Owned      Leased

~~OS~~ Water Heater(s) OS

~~OS~~ Water Softener and/or Purifier OS

X Owned      Leased

~~NA~~ Boat Dock, ID #     

~~NA~~ Camera-Surveillance Equipment

~~NA~~ Generator

~~OS~~ Other TV IN Media Room w surround system

~~NA~~ Other Microwave in basement

~~NA~~ Other     

~~NA~~ Other     

~~NA~~ Other     

~~NA~~ Other     

SELLER SELLER

ROO SAQ

Initials

Initials

BUYER BUYER

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.**

<u>Robert O. Trachtenlund</u>	<u>4-6-2022</u>	<u>Shirley A. Trachtenlund</u>	<u>April 6, 2022</u>
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 10/21. All previous versions of this document may no longer be valid. Copyright January 2022.

## FRANCHISE DISCLOSURE

SELLER: Robert O. and Shirley A. Quackenbush Trust

BUYER: \_\_\_\_\_

PROPERTY: 3309 NE 68th Terrace, Gladstone, MO 64119

## FRANCHISE DISCLOSURE

Each RE/MAX company is independently owned and operated and is solely responsible for its own debts and liabilities. RE/MAX Mid-States, or any other RE/MAX company, is not responsible for the debt or liabilities of RE/MAX Revolution. Each associate of RE/MAX Revolution is a self-employed independent contractor.

### THE IMPORTANCE OF BUYER'S INVESTIGATION

Buyer shall have the sole responsibility to employ professional inspectors to thoroughly evaluate the condition of the property, including the roof, the foundation, the structure, the soils and subterranean conditions, the super-structure of the home, and all other structures, as well as the plumbing, the sanitary system, the electrical, gas or water systems, and test for the presence of radon, mold or other health, safety or environmental concerns, survey issues, and to investigate issues related to crimes in the neighborhood or any other undesirable risk of any kind, and thoroughly check out all other features of the home that may be a problem, or present a risk during ownership. Real estate licensees have no special training to discover defects in properties and do not investigate the skills, insurance or any limitations of liability of any inspector, surveyor, engineer or other professional. Buyer shall have the sole responsibility to select any inspectors. It is very important to seek out professional legal or tax advice since real estate licensees are not attorneys or accountants.

### PRIOR INSPECTIONS AND DISCLOSURES

Seller represents to Buyer (and real estate licensees involved in this transaction) that all documents that have a bearing on the condition, safety or value of the property that are known to Seller have been provided to Buyer or identified in any Seller's Disclosure.

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.

Robert O. Quackenbush Trustee 4-6-22  
SELLER DATE  
Robert O. Quackenbush, Trustee  
Shirley A. Quackenbush Trustee 4-6-22  
SELLER DATE  
Shirley A. Quackenbush, Trustee

\_\_\_\_\_  
BUYER DATE  
\_\_\_\_\_  
BUYER DATE



## LEGAL DESCRIPTION ADDENDUM

**SELLER:** Robert O. and Shirley A. Quackenbush Trust

**BUYER:**

**PROPERTY:** 3309 NE 68th Terrace, Gladstone, MO 64119

**PROPERTY LEGAL DESCRIPTION:**

Lot 112, NORTHAVEN GARDENS, Third Plat, a subdivision in Gladstone, Clay County, Missouri

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

**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.**

*Robert O. Quackenbush Trustee 4-6-22*  
**SELLER** Robert O. Quackenbush, Trustee **DATE** **BUYER** **DATE**

*Shirley A. Quackenbush Trustee 4-6-22*  
**SELLER** Shirley A. Quackenbush, Trustee **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 this 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 07/15. All previous versions of this document may no longer be valid. Copyright January 2022.