



# Seller's Disclosure Statement for Commercial/Industrial Property

Addendum to Listing Contract # \_\_\_\_\_

The following is a disclosure statement, made by Seller concerning the condition of the property located at:

Street Address: 12229 Hammer

City: Neosho State: MO

Zip Code: 64850 County: Newton

This disclosure is not a warranty of any kind by Seller or any agent of Seller in this transaction, and is not a substitute for any inspection or warranties the buyer may wish to obtain. The following are representations made by the Seller and are not representations of the Seller's agent.

### To the Seller:

Please complete the following form, including past history or problems if known. **Do not leave any spaces blank.** If the condition is not applicable to your property, mark "NA" in the blank. **Attach additional pages if additional space is required.** Be sure to sign every page.

### 1. GENERAL.

- a) Approximate Year Built: 1950s (Seller to complete Lead-based Paint Disclosure form (DSC-2000 or DSC-3000) for residential building built prior to 1978).
- b) Date Purchased: 1997

### 2. OCCUPANCY.

- a) Is the property currently vacant?  Yes  No
- b) Does Seller currently occupy this property?  Yes  No. If not, how long has it been since Seller occupied or inspected the property?  
 (1) Occupied \_\_\_\_\_  
 (2) Inspected \_\_\_\_\_

### 3. LAND (SOILS, DRAINAGE AND BOUNDARIES).

- a) Has any part of the property been filled other than in ordinary construction?  Yes  No  Unknown
- b) Is the property located in a flood zone, established flood plain or wetlands area?  Yes  No  Unknown
- c) Do you know of any past or present drainage or flood problems affecting the property or immediately adjacent properties?  Yes  No
- d) Do you know of any encroachments, title disputes, boundary line disputes or easements affecting the property?  Yes  No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 4. ROOF. (Defined as outer layer of roof)

- a) Age: 12 years.
- b) Has the roof ever leaked during your ownership?  Yes  No
- c) Has the roof been replaced or repaired during your ownership?  Yes  No
- d) Do you know of any problems with the roof or rain gutters?  Yes  No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 5. TERMITES, DRYROT, PESTS.

- a) Do you have any knowledge of termites, wood destroying insects, dryrot or pests on or affecting the property?  Yes  No
- b) Do you have any knowledge of any previous treatment or damage to the property relating to termites, dryrot or pests?  Yes  No
- c) Is your property currently under warranty or other coverage by a licensed pest control company?  Yes  No

If any of your answers in this section are "Yes," explain in detail: \_\_\_\_\_

### 6. STRUCTURAL ITEMS.

- a) Are you aware of any past or present cracks or flaws in the walls, foundations or structural areas?  Yes  No
- b) Are you aware of any past or present water leakage or seepage in the building?  Yes  No
- c) Are you aware of any fire damage or other casualty to the property?  Yes  No
- d) Have there been any repairs or other attempts to control any problem described above?  Yes  No
- e) Have any insurance claims been made in the last 5 years?  Yes  No
- f) Have you received any insurance payments for damage to the property, which were not spent for repairs?  Yes  No
- g) Are you aware of any insurance application or prior coverage regarding all or any part of the property that has been rejected or will not be renewed?  Yes  No
- h) Are you aware that any existing insurance coverage will be subjected to increased premium rates?  Yes  No