

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

1 **SELLER:** Bruce Backus
2 **PROPERTY:** 405 ALSTON
3

4 **1. SELLER'S INSTRUCTIONS**

5 SELLER agrees to disclose to BUYER all material defects, conditions and facts **KNOWN TO SELLER**
6 which may materially affect the value of the Property. This disclosure statement is designed to assist
7 SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this
8 information.

9
10 **2. NOTICE TO BUYER**

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

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15 **3. OCCUPANCY**

16 Approximate age of Property? 101 years How long have you owned? 1 year 8 months
17 Does SELLER currently occupy the Property? Yes No
18 If not, how long has it been since SELLER occupied the Property? _____ years/months.

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20 **4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH
21 SELLER'S LAND DISCLOSURE ALSO.)**

- 22 (a) Fill or expansive soil on the Property? Yes No
23 (b) Sliding, settling, earth movement, upheaval or earth stability problems on
24 the Property? Yes No
25 (c) Is the Property or any portion thereof located in a flood zone, wetlands area
26 or **proposed** to be located in such as designated by FEMA which requires
27 flood insurance? Yes No
28 (d) Drainage or flood problems on the Property or adjacent properties? Yes No
29 (e) Do you pay flood insurance premiums? Yes No
30 (f) If so, is it required? Yes No
31 (g) Are the boundaries of the Property marked in any way? Yes No
32 (h) Has Property had a stake survey? If yes, attach copy Yes No
33 (i) Encroachments, boundary line disputes, or non-utility easements affecting
34 the Property. Yes No
35 (j) Any fencing on the Property? Yes No
36 (k) If yes, does fencing belong to the Property Yes No
37 (l) Diseased, dead, or damaged trees or shrubs on the Property Yes No
38 (m) Gas/oil wells, lines or storage facilities on Property or adjacent property Yes No

39 **If any of the answers in this section are "Yes", explain in detail:** privacy fencing belongs to
40 property
41 _____
42 _____

43 **5. ROOF:**

- 44 (a) Approximate Age: _____ years Unknown Type: _____
- 45 (b) Have there been any problems with the roof, flashing or rain gutters? Yes No
- 46 If so, what was the date of the occurrence _____
- 47 (c) Have there been any repairs to the roof, flashing or rain gutters? Yes No
- 48 Date of and company performing such repairs _____ / _____
- 49 (d) Has there been any roof replacement? Yes No
- 50 If yes, was it: Complete or Partial
- 51 (e) What is the number of layers currently in place: _____ layers, or Unknown.

52 **If any of the answers in this section are "Yes", explain in detail below: (All available warranties and**

53 **other documentation are attached)** _____

57 **6. INFESTATION – ARE YOU AWARE OF:**

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

70 **If any of the answers in this section are "Yes", explain in detail (attach any receipts):** _____

71 _____

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

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

89 **If any of the answers in this section are "Yes", explain in detail. When describing repairs or control**

90 **efforts, describe the location, extent, date, and name of the person who did the repair or control effort**

91 **and attach, if available, any inspection reports, estimates or receipts:** cracks in basement walls

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bracings placed in basement

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8. 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: previous owner added on to back of house

(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: _____

9. PLUMBING RELATED ITEMS:

(a) What is the drinking water source? Public Private Well Cistern
If well water, state type _____ depth _____
diameter _____ age _____

(b) If the drinking water source is a well, when was the water last checked for safety and what was the result of the test? _____

(c) Is there a water softener on the Property? Yes No
(If so, is it: Leased Owned?)

(d) Is there a water purifier system? Yes No
(If so, is it: Leased Owned?)

(e) What type of sewage system serves the Property? Public Sewer, or Private Sewer, or Septic System, or Cesspool, or Lagoon, or Other _____

(f) If there is a septic system, is there a sewage pump on the septic system? Yes No

(g) Is there a grinder pump system? Yes No

(h) If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? _____ By whom? _____

(i) Is there a sprinkler system? Yes No
Does sprinkler system cover full yard? N/A Yes No

If "No", explain: _____
(j) Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? Yes No

(k) Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes No

(l) Type of plumbing material currently used in the Property:
 Copper Galvanized Other _____
The location of the main water shut-off is _____

(m) The location of the sewer line clean out trap is: basement

If your answer to any of the questions in this section is "Yes", explain in detail and provide available documentation: _____

140 **10. HEATING AND AIR CONDITIONING:**

141 (a) Does the Property have air conditioning? Yes No

142 Central Electric Central Gas Heat Pump Window Unit(s)
143 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

144 1. 4 units come with yes currently taken N/A
145 2. house yes out N/A

146 (b) Does the Property have heating systems? Yes No

147 Electric Fuel Oil Natural Gas Heat Pump Propane Fuel Tank Other
148 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

149 1.
150 2.

151 (c) Are there rooms without heat or air conditioning? Yes No

152 If yes, which room(s)?

153 (d) Does the Property have a water heater? Yes No

154 Electric Gas Solar
155 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

156 1.
157 2.

158 (e) Are you aware of any problems regarding these items? Yes No

159 If your answer to question 10(c) and/or 10(e) in this section is "Yes", explain in detail:
160 _____
161 _____
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164 **11. ELECTRICAL SYSTEM:**

165 (a) Type of material used: Copper Aluminum Unknown

166 (b) Type of electrical panel(s): Breaker Fuse

167 Location of electrical panel(s): Sunroom / basement

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

169 (c) Are you aware of any problem with the electrical system? Yes No

170 If "Yes", explain in detail:
171 _____
172 _____
173 _____

175 **12. HAZARDOUS CONDITIONS:**

176 (a) Underground tanks on the Property? Yes No

177 (b) Landfill on the Property? Yes No

178 (c) Toxic substances on the Property, (e.g. tires, batteries, etc.)? Yes No

179 (d) Has the Property been tested for any of the above listed items? Yes No

180 (e) Radon in the property? Yes No

181 (f) Have you had the property tested for radon? Yes No

182 (g) Have you had the property tested for mold? Yes No

183 (h) Are you aware of any other environmental issues? Yes No

184 (i) Are you aware of any methamphetamine or controlled substances ever being
185 used or manufactured on the Property? Yes No

186 (In Missouri, a separate disclosure is required if methamphetamine or
187 other controlled substances have been present on or in the Property)

188 If your answer to any of the questions in this section is "Yes", explain in detail and attach test
189 results: _____
190 _____
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192 **13. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:**

- 193 (a) Are you aware of any current/pending bonds, assessments, or special taxes
194 that apply to Property? Yes No
195 Amount: \$ _____
196 (b) Are you aware or have you received any notice of any condition or proposed
197 change in your neighborhood or surrounding area? Yes No
198 (c) Is the Property subject to covenants, conditions, and restrictions of a
199 Homeowner's Association or subdivision restrictions? Yes No
200 (d) Are you aware of any violations of such covenants and restrictions? Yes No
201 (e) Does the Homeowner's Association impose its own transfer fee when this
202 Property is sold? Yes No
203 If "yes", what is the amount? \$ _____
204 (f) Are you aware of any defect, damage, proposed change or problem with any
205 common elements or common areas? Yes No
206 (g) Are you aware of any condition or claim which may result in any change to
207 assessments or fees? Yes No
208 (h) Are streets privately owned? Yes No
209 (i) Is Property in a historic, conservation or special review district that
210 requires any alterations or improvements to Property be approved by a
211 board or commission? Yes No
212 (j) Is Property subject to tax abatement? Yes No
213 (k) Is Property subject to a right of first refusal? Yes No
214

215 If the answer to any of the above questions is "Yes" except (c), explain in detail, including
216 amounts, if applicable: _____
217 _____
218 _____
219 _____

220 Homes Association dues which are paid in full until _____ in the amount of \$ _____
221 payable yearly monthly quarterly, sent to _____ and
222 such includes: _____
223 Homeowner's Association contact name, phone number, website, or email address: _____
224 _____
225 _____
226 _____

227 **14. OTHER MATTERS:**

- 228 (a) Are you aware of any of the following?
229 Party walls Common areas Easement Driveways Yes No
230 (b) Are you aware of any fire damage to the Property? Yes No
231 (c) Are there any liens, other than mortgage(s)/deeds of trust currently on the
232 Property? Yes No
233 (d) Are there any violations of laws or regulations affecting the Property? Yes No
234 (e) Are you aware of any other conditions that may materially and adversely
235 affect the value or desirability of the Property? Yes No
236 (f) Are you aware of any other condition that may prevent you from completing
237 the sale of the Property? Yes No
238 (g) Are you aware of any general stains or pet stains to the carpet, the flooring

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- or sub-flooring? Yes No
- (h) Do you have keys for all exterior doors, including garage doors in the home? Yes No
List locks without keys _____
- (i) Are you aware of any violation of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- (j) Are you aware of any unrecorded interests affecting the Property? Yes No
- (k) Are you aware of anything that would interfere with giving clear title to the BUYER? Yes No
- (l) Are you aware of any existing or threatened legal action pertaining to the Property? Yes No
- (m) Are you aware of any litigation or settlement pertaining to this Property? Yes No
- (n) Have you added any insulation since you have owned the Property? Yes No
- (o) Have you replaced any appliances that remain with the Property in the past five years? Yes No
- (p) Are there any transferable warranties on the Property or any of its components? Yes No
- (q) Have you made any insurance or other claims pertaining to this Property in the past 5 years? Yes No
If yes, were repairs from claim(s) completed? Yes No
- (r) Are you aware of any use of synthetic stucco in the property? Yes No

If any of the answers in this section are "Yes", (except g), explain in detail:
minor stains to upstairs carpets, most was there when purchased in 2019.

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

Electric Company Name - Energy Phone 1-800-383-1183
 Gas Company Name - Kansas Gas Phone 1-800-799-4780
 Water Company Name - Manhattan City Water Phone 88-502-5331

16. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS)

The Residential Real Estate Sale Contract, not the Seller's Disclosure Statement, the MLS, or other promotional material, provides for what is included in the sale of the property. All existing improvements on Property (if any) and appurtenances, fixtures and equipment, whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property unless excluded from the sale in the Residential Real Estate Sale Contract.

- OS = Operating and Staying with the Property (Means the item is performing its intended function)**
- EX = Staying with the Property but Excluded from Mechanical Repairs and cannot be an Unacceptable Condition**
- NA = Not applicable**
- NS = Not staying with the Property**

- 282 Air Conditioning Window Units, # 4
- 283 Air Conditioning Central System
- 284 Attic Fan
- 285 Ceiling Fans, # 1
- 286 Central vac & attachments
- 287 Dishwasher
- 288 Disposal
- 289 Doorbell
- 290 Electric air cleaner or purifier
- 291 Electric Garage Door Opener(s)
- 292 Exhaust fan(s) – baths
- 293 Fireplace heat re-circulator
- 294 Fireplace insert
- 295 Fireplace Gas Logs
- 296 Fireplace Gas Starter
- 297 Fireplace – wood burning stove
- 298 Fountain(s)
- 299 Furnace/heat pump/other htg system
- 300 Other _____
- 301 Other _____
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- Garage door opener(s)
- Garage Door Transmitter(s), # _____
- Gas Grill
- Gas Yard Light
- Humidifier
- Intercom
- Laundry – Washer
- Laundry – Dryer
- Microwave Oven
- Propane Tank
- Refrigerator
- Location of Refrigerator mudroom
- Security System
- Owned Leased
- Smoke Detector(s), # _____
- Spa/Hot Tub
- Spa/Sauna
- Spa Equipment
- Other pool and pump/equipment
- Other _____

- Sprinkler System _____
- Sprinkler System Back Flow Valve
- Sprinkler System Auto Timer
- Statuary/Yard Art
- Stove, Elec. Gas
- Stove Downdraft Cooktop
- Stove Oven Elec. Gas
- Stove Oven – Convection
- Stove/Oven Clock Timer
- Stove Vent Hood
- Sump Pump
- Swimming Pool
- Swimming Pool Heater
- Swimming Pool Equipment
- Trash Compactor
- TV Antenna/Receiver/Satellite Dish
- Own Lease
- Water Softener and/or purifier
- Own Lease
- Other _____

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

309 The undersigned SELLER represents that the information set forth in the foregoing Disclosure Statement
 310 is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
 311 guarantee of any kind. SELLER hereby authorizes their agent to provide this information to prospective
 312 BUYER of the property and to real estate brokers and salespeople. **SELLER will promptly notify**
 313 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to**
 314 **Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER,**
 315 **in writing, of such changes. (Initial and date any changes and/or attach a list of additional**
 316 **changes. If attached, # _____ of pages).**
 317 _____
 318 _____

**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.**

322 _____
 323 _____
 324 _____
 325 Bruce Adams 3/1/21 _____ DATE SELLER _____ DATE

326 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 327
- 328 1. I understand and agree that the information in this form is limited to information of which SELLER has
329 actual knowledge and that SELLER need only make an honest effort at fully revealing the information
330 requested.
- 331 2. This property is being sold to me without warranties or guaranties of any kind by SELLER or
332 Broker(s) or agents concerning the condition or value of the Property.
- 333 3. I agree to verify any of the above information, and any other important information provided by
334 SELLER or Broker (including any information obtained through the Multiple Listing Service) by an
335 independent investigation of my own. I have been specifically advised to have Property examined by
336 professional inspectors.
- 337 4. I acknowledge that neither SELLER nor Broker is an expert at detecting or repairing physical defects
338 in Property.
- 339 5. I specifically represent that there are no important representations concerning the condition or value
340 of Property made by SELLER or Broker on which I am relying except as may be fully set forth in
341 writing and signed by them.

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BUYER

DATE

BUYER

DATE

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. Copyright January 2008. Last revised 10/07. All previous versions of this document may no longer
be valid.