

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

1 **SELLER:** Larry L. Miller & Lisa Miller

2 **PROPERTY:** 900 Hillcrest Marysville, Ks 66508

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.

14

15 **3. OCCUPANCY**

16 Approximate age of Property? 103 yrs old How long have you owned? 34 yrs
17 Does SELLER currently occupy the Property? Yes No
18 If not, how long has it been since SELLER occupied the Property? 4 yrs 4 mo years/months.

19

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:** _____

40 Attached papers

41 _____

42 _____

43 **5. ROOF:**

- 44 (a) Approximate Age: 11 years Unknown Type: Asphalt
- 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: 1 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) approx. 30 yrs ago replaced sheathing & shingles**
 54 **approx. 11 yrs. ago replaced shingles**
 55 _____
 56 _____
 57 _____

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

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

71 **If any of the answers in this section are "Yes", explain in detail (attach any receipts):** _____
 72 _____
 73 _____
 74 _____
 75 _____

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

- 77 (a) Movement, shifting, deterioration, or other problems with walls, foundations,
78 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? never
- 88 (h) Does the Property have a sump pump? Yes No
- 89 (i) Any repairs or other attempts to control the cause or effect of any problem
90 described above? Yes No

91 **If any of the answers in this section are "Yes", explain in detail. When describing repairs or control**
 92 **efforts, describe the location, extent, date, and name of the person who did the repair or control effort**
 93 **and attach, if available, any inspection reports, estimates or receipts:** _____

94 Attached papers
95 _____
96 _____
97 _____

98 **8. ADDITIONS AND/OR REMODELING:**

99 (a) Are you aware of any additions, structural changes, or other material
100 alterations to the Property? Yes No

101 If "Yes", explain: _____
102 _____

103 (b) If "Yes", were all necessary permits and approvals obtained, and was all
104 work in compliance with building codes? N/A Yes No

105 If "No", explain: _____
106 _____

107
108 **9. PLUMBING RELATED ITEMS:**

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

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

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

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

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

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

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

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

124 (i) Is there a sprinkler system? Yes No
125 Does sprinkler system cover full yard? N/A Yes No
126 If "No", explain: _____

127 (j) Is there a back flow prevention device on the lawn sprinkling system, sewer
128 or pool? Yes No

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

131 (l) Type of plumbing material currently used in the Property:
132 Copper Galvanized Other pecs

133 The location of the main water shut-off is basement west wall

134 (m) The location of the sewer line clean out trap is: Basement north wall

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

137 _____
138 _____
139 _____

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. 20 yrs Owned basement 7/28/21 ACME Plumbing
- 145 2. _____
- 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. 20 yrs Owned basement 7/28/21 ACME Plumbing
- 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. 11 yrs owned basement don't remember
- 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 _____

162 _____

163 _____

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): basement north wall
- 168 Size of electrical panel (total amps), if known: 150 amp
- 169 (c) Are you aware of any problem with the electrical system? Yes No

170 **If "Yes", explain in detail:** _____

171 _____

172 _____

173 _____

174 _____

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: attached papers

190 _____
191 _____
192 _____

193 **13. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:**

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

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 _____

221 Homes Association dues which are paid in full until _____ in the amount of \$ _____
222 payable yearly monthly quarterly, sent to _____ and
223 such includes: _____

224 Homeowner's Association contact name, phone number, website, or email address: _____
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

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

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

261 _____

262 _____

263 _____

264

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

266 Electric Company Name - Evergy Phone 1.800.401.5666

267 Gas Company Name - Kansas Gas Service Phone 1.800.794.4780

268 Water Company Name - City of Marysville Phone 1.785.562.5331

269

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

271 The Residential Real Estate Sale Contract, not the Seller's Disclosure Statement, the MLS, or other

272 promotional material, provides for what is included in the sale of the property. All existing

273 improvements on Property (if any) and appurtenances, fixtures and equipment, whether buried,

274 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain

275 with Property unless excluded from the sale in the Residential Real Estate Sale Contract.

276 **OS = Operating and Staying with the Property (Means the item is performing its intended**

277 **function)**

278 **EX = Staying with the Property but Excluded from Mechanical Repairs and cannot be an**

279 **Unacceptable Condition**

280 **NA = Not applicable**

281 **NS = Not staying with the Property**

282	<u>NA</u> Air Conditioning Window Units, # _____	<u>NA</u> Garage door opener(s)	<u>NA</u> Sprinkler System _____
283	<u>OS</u> Air Conditioning Central System	<u>NA</u> Garage Door Transmitter(s), # _____	<u>NA</u> Sprinkler System Back Flow Valve
284	<u>EX</u> Attic Fan	<u>NA</u> Gas Grill	<u>NA</u> Sprinkler System Auto Timer
285	<u>OS</u> Ceiling Fans, # <u>6</u> <u>1</u> doesn't work	<u>NA</u> Gas Yard Light	<u>NA</u> Statuary/Yard Art
286	<u>NA</u> Central vac & attachments	<u>NA</u> Humidifier	<u>OS</u> Stove, ___ Elec. <u>X</u> Gas
287	<u>NA</u> Dishwasher	<u>NA</u> Intercom	<u>NA</u> Stove Downdraft Cooktop
288	<u>NA</u> Disposal	<u>NA</u> Laundry – Washer	<u>NA</u> Stove Oven ___ Elec. ___ Gas
289	<u>NA</u> Doorbell	<u>NA</u> Laundry – Dryer	<u>NA</u> Stove Oven – Convection
290	<u>NA</u> Electric air cleaner or purifier	<u>NA</u> Microwave Oven	<u>NA</u> Stove/Oven Clock Timer
291	<u>NA</u> Electric Garage Door Opener(s)	<u>NA</u> Propane Tank	<u>EX</u> Stove Vent Hood
292	<u>EX</u> Exhaust fan(s) – baths	<u>NA</u> Refrigerator	<u>NA</u> Sump Pump
293	<u>NA</u> Fireplace heat re-circulator	Location of Refrigerator _____	<u>NA</u> Swimming Pool
294	<u>NA</u> Fireplace insert	<u>NA</u> Security System	<u>NA</u> Swimming Pool Heater
295	<u>NA</u> Fireplace Gas Logs	___ Owned ___ Leased	<u>NA</u> Swimming Pool Equipment
296	<u>NA</u> Fireplace Gas Starter	<u>NA</u> Smoke Detector(s), # _____	<u>NA</u> Trash Compactor
297	<u>NA</u> Fireplace – wood burning stove	<u>NA</u> Spa/Hot Tub	<u>NA</u> TV Antenna/Receiver/Satellite Dish
298	<u>NA</u> Fountain(s)	<u>NA</u> Spa/Sauna	___ Own ___ Lease
299	<u>OS</u> Furnace/heat pump/other htg system	<u>NA</u> Spa Equipment	<u>NA</u> Water Softener and/or purifier
300	___ Other _____	___ Other _____	___ Own ___ Lease
301	___ Other _____	___ Other _____	___ Other _____

302

303 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: Attached papers

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310 The undersigned SELLER represents that 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 their agent to provide this information to prospective BUYER of the property and to real estate brokers and salespeople. **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. (Initial and date any changes and/or attach a list of additional changes. If attached, # _____ of pages).**

311

312

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319 **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.**

320

321

322

323

324

325

<u>Larry Miller</u>	<u>9-21-21</u>	<u>Lisa Miller</u>	<u>9/21/21</u>
SELLER	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.

342

343

344

345

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.

Answers to "Yes" questions

#4

- (B) Tree roots west side house by garage area
- (D) East basement windows, need to keep dirt built up sloped away from house
- (G) Backyard neighbors patio & railroad ties east side of property
- (L) Shrub by garage area – got to close with roudup!

#5

- (D) approx. 30 yrs. ago replaced sheathing & shingles/ approx. 11 yrs ago replaced shingles

#7

- (A) Garage has crack in wall
- (B) Basement floor – There were spots that had been patched when we moved in 34 yrs ago. Through the years they cracked & chipped. We repaired them and painted floor.
- (C) Foam sealed cracks in garage wall, replaced damaged concrete on floor in basement
- (D) Neighbors built up their driveway between houses which made more water against house & leaking in. Walls have been water sealed with two coats of water sealant paint.
- (E) Couple spots on front porch Fascia on corners
- (F) Tree roots have broken part of the retaining wall on west by garage
- (I) Water proofed basement walls, built up dirt for drainage on east basement windows, foam filled crack in garage wall

Home owner did repairs

#8

- (A) Deck on north side of house, new roof on garage, storage shed, replaced front porch, built retaining wall and steps on west by garage, remodeled shower bathroom to put in washer & dryer, made a man room in basement 😊

#9

- (K) Heat got turned down to low during the extreme cold spell in the winter. Had frozen lines, ACME Plumbing fixed all leaks. Both bathrooms have new toilets, upstairs bathroom also has a new faucet on sink.

#10

The AC in basement – replaced furnace blower motor, Circuit board & a capacitor

#12 Cistern – under north deck

#14

C)

- (G) Some general stains on carpets – we had pets/last tenant had pet. Had carpets cleaned by professionals (Rainbow International) Subflooring – Nothing wrong that we are aware of. Most of the carpet is 18+ yrs old

Other things

East Master Bedroom – Stains in carpet

South Bedroom – carpet not in good condition, south west window won't open, ceiling fan doesn't work

West bedroom- missing screen on one window, both windows open south one needs propped up to stay open

Attic fan doesn't work

Living room – Window seat windows don't open, carpet has several stains, wore area by deck door & small spot carpet torn/cut, East window opens but needs propped up to stay open

Dining room – south window doesn't open, 1 west window cracked

Kitchen – north window doesn't open, storm window broke, fan doesn't work on stove hood

Shower bathroom – fan doesn't work – window doesn't open

Main bathroom- drain stopper in tub doesn't always work right drains slow, window opens but needs propped up to stay open.

Some blinds in living room & dining room don't go up and down

Holes in walls where we had pictures, décor. & TV's

Basement- window on north west doesn't open (just painted shut) Drain in floor has plug in it, we never had it removed. Been this way since we bought it.

Had all carpets professionally cleaned by Rainbow international

Upstairs bedrooms have all new blinds

Leaving curtain rods in living room, dining room, bathroom, master bedroom - curtains in living room staying