

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

1 **SELLER:** Deborah Landoll
2 **PROPERTY:** 922 North 12th Street, Marysville, KS
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? 6 years How long have you owned? 5 years
17 Does SELLER currently occupy the Property? Yes ☒ No ☐
18 If not, how long has it been since SELLER occupied the Property? _____ 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? Fence 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: Fence Southside
40 _____
41 _____
42 _____

5. ROOF:

- (a) Approximate Age: 6 years ☐ Unknown Type: HI Asphalt
- (b) Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☒
If so, 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: _____ layers, or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail below: (All available warranties and other documentation are attached) _____

6. 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 years? Yes ☐ No ☒
If yes, list company, when and where treated _____
- (d) Any 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 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 (attach any receipts): _____

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

- (a) 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? Stormcellar Sealed 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 driveways, patios, decks, fences or retaining walls on the Property? Yes ☐ No ☒
- (g) Any problems with fireplace and/or chimney? Yes ☐ No ☒
Date of last cleaning? 1 year
- (h) Does the Property have a sump pump? Yes ☒ No ☐
- (i) 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. When describing repairs or control efforts, describe the location, extent, date, and name of the person who did the repair or control effort and attach, if available, any inspection reports, estimates or receipts: _____

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:

(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? R.O. to fridge 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 Utility

(m) The location of the sewer line clean out trap is: East side Walkout door by Patio

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

10. 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. 6 yrs Utility Oehm Plumbing

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. 6 yrs Utility Oehm Plumbing

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

Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

1. 6 yrs Utility

2. _____

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

If your answer to question 10(c) and/or 10(e) in this section is "Yes", explain in detail: _____

11. ELECTRICAL SYSTEM:

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

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

Location of electrical panel(s): Store Room South Lower Level

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

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

If "Yes", explain in detail: _____

12. HAZARDOUS CONDITIONS:

(a) Underground tanks on the Property? Yes ☐ No ☒

(b) Landfill on the Property? Yes ☐ No ☒

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

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

(e) Radon in the property? Yes ☐ No ☒

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

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

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

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

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

If your answer to any of the questions in this section is "Yes", explain in detail and attach test results:

13. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:

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

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

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

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

14. OTHER MATTERS:

- (a) Are you aware of any of the following?
☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
- (b) Are you aware of any fire damage to the Property? Yes ☐ No ☒
- (c) Are there any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☐ No ☒
- (d) Are there any violations of laws or regulations affecting the Property? Yes ☐ No ☒
- (e) Are you aware of any other conditions that may materially and adversely affect the value or desirability of the Property? Yes ☐ No ☒
- (f) Are you aware of any other condition that may prevent you from completing the sale of the Property? Yes ☐ No ☒
- (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 _____
- 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: _____

261 252 - New Washer/Dryer in 2018

262 254 - Hunter Douglas Shades throughout home

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

266 Electric Company Name - Evergy Phone _____

267 Gas Company Name - OneOK Phone _____

268 Water Company Name - Marysville City Phone _____

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	___ Air Conditioning Window Units, # ___	05	Garage door opener(s)	05	Sprinkler System ___
283	05 Air Conditioning Central System	05	Garage Door Transmitter(s), # ___	05	Sprinkler System Back Flow Valve
284	___ Attic Fan	___	Gas Grill	05	Sprinkler System Auto Timer
285	___ Ceiling Fans, # ___	___	Gas Yard Light	___	Statuary/Yard Art
286	___ Central vac & attachments	___	Humidifier	05	Stove, ___ Elec. <input checked="" type="checkbox"/> Gas
287	05 Dishwasher	___	Intercom	05	Stove Downdraft Cooktop
288	05 Disposal	05	Laundry – Washer	05	Stove Oven ___ Elec. ___ Gas
289	___ Doorbell	05	Laundry – Dryer	___	Stove Oven – Convection
290	___ Electric air cleaner or purifier	05	Microwave Oven	05	Stove/Oven Clock Timer
291	05 Electric Garage Door Opener(s)	___	Propane Tank	05	Stove Vent Hood
292	05 Exhaust fan(s) – baths	05	Refrigerator	___	Sump Pump
293	05 Fireplace heat re-circulator	___	Location of Refrigerator ___	___	Swimming Pool
294	05 Fireplace insert	___	Security System	___	Swimming Pool Heater
295	05 Fireplace Gas Logs	___	___ Owned ___ Leased	___	Swimming Pool Equipment
296	05 Fireplace Gas Starter	___	Smoke Detector(s), # ___	___	Trash Compactor
297	___ Fireplace – wood burning stove	___	Spa/Hot Tub	___	TV Antenna/Receiver/Satellite Dish
298	___ Fountain(s)	___	Spa/Sauna	___	___ Own <input checked="" type="checkbox"/> Lease
299	___ Furnace/heat pump/other htg system	___	Spa Equipment	05	Water Softener and/or purifier
300	___ Other	___	Other	<input checked="" type="checkbox"/> Own ___ Lease	
301	___ Other	___	Other	05	Other <u>RO System</u>

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

Screamed In Porch JD Construction
Ceiling Fan - Screamed

307
308
309
310 The undersigned SELLER represents that the information set forth in the foregoing Disclosure Statement
311 is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
312 guarantee of any kind. SELLER hereby authorizes their agent to provide this information to prospective
313 BUYER of the property and to real estate brokers and salespeople. **SELLER will promptly notify**
314 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to**
315 **Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER,**
316 **in writing, of such changes. (Initial and date any changes and/or attach a list of additional**
317 **changes. If attached, # ___ of pages).**

318
319 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**
320 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
321 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

322
323 Deborah L. Ladd 4-25-20
324
325

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

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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.