

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

1 SELLER: DANNIE T. AND MARY E. CAFFREY  
2 PROPERTY: 1106 CAROLINA ST. 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? 1910 How long have you owned? 25 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? ..... 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 \_\_\_\_\_  
41 \_\_\_\_\_  
42 \_\_\_\_\_



2022  
Sept 2009  
13

5. ROOF:

- (a) Approximate Age: 13 years ☐ Unknown Type: Composite
- (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? Buck Roofing - Sept. 2009 ..... 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) HAIL STORM July 2009, Roof Replaced by

Buck Roofing

Complete

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 \$ 100.00 and the time remaining on the service contract is continual. (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): \_\_\_\_\_

Raney Pest Control; now Kew Valley Terminators  
Annual Inspection since 2014 1-800-201-4449 Wamego, KS  
Treated prior to 2014 Agreement is transferable to  
the new homeowner for \$130 annual fee.

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? normal cracks basement floor & east wall ..... 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? 2021
- (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: (d) water line in crawl space

sprayed. Latta plumbing fixed. 2021



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? not working 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? Yes ☐ No ☐  
or pool? \_\_\_\_\_

(k) Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? see answer 7(d) Yes ☒ No ☐

(l) Type of plumbing material currently used in the Property:

☐ Copper ☐ Galvanized ☐ Other unsure

The location of the main water shut-off is BASEMENT

(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: see 7(d)

gc: A water softener unit is in basement, but not hooked up and not in use for many years. (Owned)

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. East side Warren Slupianek 2021

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.

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.

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): 1st Floor Kitchen and garage

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)



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



- 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? ..... Dishwasher, November 2020 ..... 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:

Complete Roof replacement due to Hail Storm 2009, done by Buck Roofing.

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

Electric Company Name - Evergy Phone 800-383-1183  
 Gas Company Name - Kansas Gas Service Phone 800-794-4780  
 Water Company Name - City of Marysville Phone 785-562-2449

**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 OS Air Conditioning Window Units. # \_\_\_\_\_  
 283 OS Air Conditioning Control System \_\_\_\_\_  
 284 OS Attic Fan \_\_\_\_\_  
 285 OS Ceiling Fans, # \_\_\_\_\_  
 286 NA Central vac & attachments \_\_\_\_\_  
 287 OS Clotheswasher \_\_\_\_\_  
 288 OS Disposal \_\_\_\_\_  
 289 OS Doorbell \_\_\_\_\_  
 290 NA Electric air cleaner or purifier \_\_\_\_\_  
 291 OS Electric Garage Door Opener(s) \_\_\_\_\_  
 292 OS Exhaust fan(s) - baths \_\_\_\_\_  
 293 OS Fireplace heat exchanger \_\_\_\_\_  
 294 NA Fireplace insert \_\_\_\_\_  
 295 NA Fireplace Gas Logs \_\_\_\_\_  
 296 OS Fireplace Gas Starter \_\_\_\_\_  
 297 NA Fireplace - wood burning stove \_\_\_\_\_  
 298 NA Fountain(s) \_\_\_\_\_  
 299 NA Furnace/heat pump/other htg system \_\_\_\_\_  
 300 Other \_\_\_\_\_  
 301 Other \_\_\_\_\_  
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OS Garage door opener(s) \_\_\_\_\_  
OS Garage Door Transmitter(s), # \_\_\_\_\_  
NA Gas Grill \_\_\_\_\_  
NA Gas Yard Light \_\_\_\_\_  
NA Humidifier \_\_\_\_\_  
NA Intercom \_\_\_\_\_  
OS Laundry - Washer \_\_\_\_\_  
OS Laundry Dryer \_\_\_\_\_  
NS Microwave Oven \_\_\_\_\_  
NA Propane Tank \_\_\_\_\_  
OS Refrigerator \_\_\_\_\_  
Location of Refrigerator \_\_\_\_\_  
NA Security System \_\_\_\_\_  
Owned \_\_\_\_\_ Leased \_\_\_\_\_  
OS Smoke Detector(s), # \_\_\_\_\_  
NA Spaff lot Tub \_\_\_\_\_  
NA Spa/ Sauna \_\_\_\_\_  
NA Spa equipment \_\_\_\_\_  
Other \_\_\_\_\_  
Other \_\_\_\_\_

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

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. Replaced West + North + 1/2 East basement dry wall. Old dry wall taken out + subsurface cleaned by Sean Eichelberger April 2022  
New dry wall installed by Chance Hartner May 2022

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).

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.

Ramie Caffrey 5.23.22 May Caffrey 5-23-22  
 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.