

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

1 SELLER: THOMAS M KNOTT
 2 PROPERTY: 1588 WEST RIVER RD 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? 1978 How long have you owned? 25 YR.
 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 STORM DAMAGE ON TREES
 41 BARB WIRE
 42 _____

43 5. ROOF:

- 44 (a) Approximate Age: 1yr 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 VENT PIPE
- 47 (c) Have there been any repairs to the roof, flashing or rain gutters? Yes No
- 48 Date of and company performing such repairs 2022 1
- 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) A STORM TOTALED ROOF
 54 VENT PIPE IMPROPERLY INSTALLED
 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? _____
- 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: _____

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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: _____

(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 30 FT. depth 30 FT
diameter _____ age 45
- (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? _____ Yes No
- (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? 1998 By whom? _____ Yes No
- (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 OFFICE WALL
- (m) The location of the sewer line clean out trap is: FRONT YARD

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 5yr Leased Owned Location Last Date Serviced/By Whom?

144 1. _____
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. _____
150 2. _____

151 (c) Are there rooms without heat or air conditioning? Yes No
152 If yes, which room(s)? BOTTOM BATH ROOM

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. 15
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 GARAGE WATER HEATER NEEDS REPLACED

161 _____
162 _____

163 **11. ELECTRICAL SYSTEM:**

164 (a) Type of material used: Copper Aluminum Unknown
165 (b) Type of electrical panel(s): Breaker Fuse
166 Location of electrical panel(s): _____
167 Size of electrical panel (total amps), if known: _____

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

169 If "Yes", explain in detail: _____
170 _____
171 _____

172 _____
173 _____

174 **12. HAZARDOUS CONDITIONS:**

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

176 (b) Landfill on the Property? Yes No

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

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

179 (e) Radon in the property? Yes No

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

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

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

183 (i) Are you aware of any methamphetamine or controlled substances ever being
184 used or manufactured on the Property? Yes No
185 (In Missouri, a separate disclosure is required if methamphetamine or
186 other controlled substances have been present on or in the Property)
187

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 **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
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? Yes No
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

**STAIN TO UPSTAIRS BATH RM
FLOOR**

- 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 REFRIGERATOR COOK STOVE,
 262 ROOF & HVAC

263

264

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

266 Electric Company Name - NEWMARKET/WASHALLEE Phone 785 734 2315

267 Gas Company Name - HOOVER PROPANE Phone 785 747 2201

268 Water Company Name - _____ Phone _____

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 | <input type="checkbox"/> Air Conditioning Window Units, # _____ | <input checked="" type="checkbox"/> Garage door opener(s) | <input type="checkbox"/> Sprinkler System _____ |
| 283 | <input checked="" type="checkbox"/> Air Conditioning Central System | <input checked="" type="checkbox"/> Garage Door Transmitter(s), # _____ | <input type="checkbox"/> Sprinkler System Back Flow Valve |
| 284 | <input checked="" type="checkbox"/> Attic Fan | <input type="checkbox"/> Gas Grill | <input type="checkbox"/> Sprinkler System Auto Timer |
| 285 | <input type="checkbox"/> Ceiling Fans, # <u>0</u> | <input type="checkbox"/> Gas Yard Light | <input type="checkbox"/> Statuary/Yard Art |
| 286 | <input type="checkbox"/> Central vac & attachments | <input type="checkbox"/> Humidifier | <input type="checkbox"/> Stove, <input checked="" type="checkbox"/> Elec. <input type="checkbox"/> Gas |
| 287 | <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Stove Downdraft Cooktop |
| 288 | <input checked="" type="checkbox"/> Disposal | <input checked="" type="checkbox"/> Laundry – Washer | <input checked="" type="checkbox"/> Stove Oven <input checked="" type="checkbox"/> Elec. <input type="checkbox"/> Gas |
| 289 | <input checked="" type="checkbox"/> Doorbell | <input checked="" type="checkbox"/> Laundry – Dryer | <input type="checkbox"/> Stove Oven – Convection |
| 290 | <input type="checkbox"/> Electric air cleaner or purifier | <input checked="" type="checkbox"/> Microwave Oven | <input checked="" type="checkbox"/> Stove/Oven Clock Timer |
| 291 | <input checked="" type="checkbox"/> Electric Garage Door Opener(s) | <input checked="" type="checkbox"/> Propane Tank RENT | <input checked="" type="checkbox"/> Stove Vent Hood |
| 292 | <input type="checkbox"/> Exhaust fan(s) – baths | <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Sump Pump |
| 293 | <input type="checkbox"/> Fireplace heat re-circulator | Location of Refrigerator <u>Kitchen</u> | <input type="checkbox"/> Swimming Pool |
| 294 | <input type="checkbox"/> Fireplace insert | <input type="checkbox"/> Security System | <input type="checkbox"/> Swimming Pool Heater |
| 295 | <input type="checkbox"/> Fireplace Gas Logs | <input type="checkbox"/> Owned <input type="checkbox"/> Leased | <input type="checkbox"/> Swimming Pool Equipment |
| 296 | <input type="checkbox"/> Fireplace Gas Starter | Smoke Detector(s), # <u>2</u> | <input type="checkbox"/> Trash Compactor |
| 297 | <input checked="" type="checkbox"/> Fireplace – wood burning stove | <input type="checkbox"/> Spa/Hot Tub | <input type="checkbox"/> TV Antenna/Receiver/Satellite Dish |
| 298 | <input type="checkbox"/> Fountain(s) | <input type="checkbox"/> Spa/Sauna | <input type="checkbox"/> Own <input type="checkbox"/> Lease |
| 299 | <input checked="" type="checkbox"/> Furnace/heat pump/other htg system | <input type="checkbox"/> Spa Equipment | <input type="checkbox"/> Water Softener and/or purifier |
| 300 | <input type="checkbox"/> Other <u>BASE BOARD ELE</u> | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Own <input type="checkbox"/> Lease |
| 301 | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Other _____ |

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: _____
 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
 324 Thomas M Karath 7/25/2023 Linda K. Enow 7/25/2023
 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.

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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.