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

SELLER: The Beverly J. Blaha Revocable Trust Dated October 8, 2009

PROPERTY: 104 N Elm Linn KS 66953

1. SELLER'S INSTRUCTIONS

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

2. NOTICE TO BUYER

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

3. OCCUPANCY

Approximate age of Property? Uknown/2005 Addition How long have you owned? 57 Years

Does SELLER currently occupy the Property? ..... Yes ☐ No ☒

If not, how long has it been since SELLER occupied the Property? 11 Months years/months.

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

(a) Fill or expansive soil on the Property? ..... Yes ☐ No ☒

(b) Sliding, settling, earth movement, upheaval or earth stability problems on the Property? ..... Yes ☐ No ☒

(c) Is the Property or any portion thereof located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? ..... Yes ☐ No ☒

(d) Drainage or flood problems on the Property or adjacent properties? ..... Yes ☐ No ☒

(e) Do you pay flood insurance premiums? ..... Yes ☐ No ☒

(f) If so, is it required? ..... Yes ☐ No ☒

(g) Are the boundaries of the Property marked in any way? ..... Yes ☐ No ☒

(h) Has Property had a stake survey? If yes, attach copy ..... Yes ☐ No ☒

(i) Encroachments, boundary line disputes, or non-utility easements affecting the Property ..... Yes ☐ No ☒

(j) Any fencing on the Property? ..... Yes ☐ No ☒

(k) If yes, does fencing belong to the Property ..... Yes ☐ No ☐

(l) Diseased, dead, or damaged trees or shrubs on the Property ..... Yes ☐ No ☒

(m) Gas/oil wells, lines or storage facilities on Property or adjacent property ..... Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail: _____

_____

_____

_____

5. ROOF:

(a) Approximate Age: 7 years ☐ Unknown Type: Composition

(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: 1 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) _____

New Roof in approx 2015 Due to Hail Damage

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? ..... Yes ☐ No ☒

(c) Any corrective action taken including, but not limited to piering 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? _____

(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: _____

Basement had leak issues in hard rains due to Drainage Issues
A Concrete Slab was poured up to the foundation in approx 2005 which
Seems to have resolved any drainage issues

8. ADDITIONS AND/OR REMODELING:

(a) Are you aware of any additions, structural changes, or other material alterations to the Property? . . . . . Yes [X] No [ ]

If "Yes", explain: The house has been remodeled in various stages over the years A New Addition was added in approx 2005

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

If "No", explain: Unknown - Assume So Addition was completed by Scott Miller

9. PLUMBING RELATED ITEMS:

(a) What is the drinking water source? [X] 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 [X]
(If so, is it: [ ] Leased [ ] Owned?)

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

(e) What type of sewage system serves the Property? [X] 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 [X]

(g) Is there a grinder pump system? . . . . . Yes [ ] No [X]

(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 [X]
Does sprinkler system cover full yard? . . . . . N/A [ ] Yes [ ] No [X]
If "No", explain: _____

(j) Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? . . . . . Yes [ ] No [X]

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

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

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

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 [X] No [ ]

[X] Central Electric [ ] Central Gas [ ] Heat Pump [ ] Window Unit(s)

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
1.	2015 Main Unit				
2.	2005 - Unit for the Addition - Window Unit Upstairs - UNK age				

(b) Does the Property have heating systems? ..... Yes [X] No [ ]

[ ] Electric [ ] Fuel Oil [X] Natural Gas [ ] Heat Pump [ ] Propane [ ] Fuel Tank [ ] Other ___

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
1.	Main Unit is older - Unknown Age				
2.	2005 - Unit for Adition - Garage also has a furnace Unk age				

(c) Are there rooms without heat or air conditioning? ..... Yes [ ] No [X]

If yes, which room(s)? _____

(d) Does the Property have a water heater? ..... Yes [X] No [ ]

[ ] Electric [X] Gas [ ] Solar

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
1.	10 Months - Addition				
2.	1 Month - Main Unit Located in Basement				

(e) Are you aware of any problems regarding these items? ..... Yes [ ] No [X]

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: [X] Copper [ ] Aluminum [ ] Unknown

(b) Type of electrical panel(s): [X] Breaker [ ] Fuse

Location of electrical panel(s): Addition Closet, stair vestibule, 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 [X]

(b) Landfill on the Property? ..... Yes [ ] No [X]

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

(d) Has the Property been tested for any of the above listed items? ..... Yes [ ] No [X]

(e) Radon in the property? ..... Yes [ ] No [X]

(f) Have you had the property tested for radon? ..... Yes [ ] No [X]

(g) Have you had the property tested for mold? ..... Yes [ ] No [X]

(h) Are you aware of any other environmental issues? ..... Yes [ ] No [X]

(i) Are you aware of any methamphetamine or controlled substances ever being used or manufactured on the Property? ..... Yes [ ] No [X]

(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

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 May have Some, back door has code lock

(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: stove dishwasher and refrigerator remain

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

Electric Company Name - Prairie Land Phone _____

Gas Company Name - Kansas Gas Service Phone _____

Water Company Name - City of Linn Phone _____

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

OS Air Conditioning Window Units, # 1	OS Garage door opener(s)	___ Sprinkler System ___
OS Air Conditioning Central System	___ Garage Door Transmitter(s), # ___	___ Sprinkler System Back Flow Valve
___ Attic Fan	___ Gas Grill	___ Sprinkler System Auto Timer
OS Ceiling Fans, # approx 11	___ Gas Yard Light	___ Statuary/Yard Art
___ Central vac & attachments	___ Humidifier	OS Stove, X Elec. ___ Gas
OS Dishwasher	___ Intercom	___ Stove Downdraft Cooktop
OS Disposal	___ Laundry – Washer	OS Stove Oven X Elec. ___ Gas
OS Doorbell	___ Laundry – Dryer	___ Stove Oven – Convection
___ Electric air cleaner or purifier	OS Microwave Oven	___ Stove/Oven Clock Timer
OS Electric Garage Door Opener(s)	___ Propane Tank	OS Stove Vent Hood
___ Exhaust fan(s) – baths	OS Refrigerator	___ Sump Pump
OS Fireplace heat re-circulator	Location of Refrigerator ___	___ Swimming Pool
OS Fireplace insert	___ Security System	___ Swimming Pool Heater
OS Fireplace Gas Logs	___ Owned ___ Leased	___ Swimming Pool Equipment
OS Fireplace Gas Starter	unk ___ Smoke Detector(s), # ___	___ Trash Compactor
___ Fireplace – wood burning stove	___ Spa/Hot Tub	___ TV Antenna/Receiver/Satellite Dish
___ Fountain(s)	___ Spa/Sauna	___ Own ___ Lease
OS Furnace/heat pump/other htg system	___ Spa Equipment	___ Water Softener and/or purifier
___ Other ___	___ Other ___	___ Own ___ Lease
___ Other ___	___ Other ___	___ 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: ___

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.

Marshall Bhatia 6/15/2022

SELLER **DATE** **SELLER** **DATE**

BUYER ACKNOWLEDGEMENT AND AGREEMENT

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

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.