

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

1 **SELLER:** Delores Ouellette
2 **PROPERTY:** 2222 Starjust Dr Clay Center, KS 67432
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? 43 yrs How long have you owned? 2013 Yes ☐ No ☒
17 Does SELLER currently occupy the Property? Yes ☐ No ☒
18 If not, how long has it been since SELLER occupied the Property? 1 month 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 Wood privacy fence
41
42

43 5. ROOF: _____ years ☒ Unknown Type: Asphalt Yes ☐ No ☒
44 (a) Approximate Age: _____ Yes ☐ No ☒
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 _____ Yes ☐ No ☒
47 (c) Have there been any repairs to the roof, flashing or rain gutters? _____ Yes ☐ No ☒
48 Date of and company performing such repairs _____ Yes ☐ No ☒
49 (d) Has there been any roof replacement? _____ Yes ☐ No ☒
50 If yes, was it: ☐ Complete or ☐ Partial _____ Yes ☐ No ☒
51 (e) What is the number of layers currently in place: _____ 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) _____
54 _____
55 _____

56 6. INFESTATION - ARE YOU AWARE OF:
57 (a) Any termites, wood destroying insects, or other pests on the Property? _____ Yes ☐ No ☒
58 (b) Any damage to the property by termites, wood destroying insects or other _____ Yes ☐ No ☒
59 pests? _____ Yes ☐ No ☒
60 (c) Any termite, wood destroying insects or other pest control treatments on the _____ Yes ☒ No ☐
61 Property in the last five years? _____ Yes ☒ No ☐
62 If yes, list company, when and where treated _____ Yes ☒ No ☐
63 (d) Any warranty, bait stations or other treatment coverage by a licensed pest _____ Yes ☒ No ☐
64 control company on the Property? _____ Yes ☒ No ☐
65 If yes, the annual cost of service renewal is \$ 320 and the time remaining on the _____ Yes ☒ No ☐
66 service contract is 0 yrs. (Check One) _____ Yes ☒ No ☐
67 ☒ The treatment system stays with the Property, or ☐ the treatment system is subject to
68 removal by the treatment company if annual service fee is not paid.
69 If any of the answers in this section are "Yes", explain in detail (attach any receipts): _____
70 _____
71 Treatment system for termites in place, service
72 concluded pending sale.
73 _____
74 _____

75 7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS - ARE YOU AWARE OF:
76 (a) Movement, shifting, deterioration, or other problems with walls, foundations, _____ Yes ☐ No ☒
77 crawl space or slab? _____ Yes ☐ No ☒
78 (b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab, _____ Yes ☐ No ☒
79 crawl space, basement floor or garage? _____ Yes ☐ No ☒
80 (c) Any corrective action taken including, but not limited to piercing or bracing? _____ Yes ☐ No ☒
81 (d) Any water leakage or dampness in the house, crawl space or basement? _____ Yes ☐ No ☒
82 (e) Any dry rot, wood rot or similar conditions on the wood of the Property? _____ Yes ☐ No ☒
83 (f) Any problems with driveways, patios, decks, fences or retaining walls on _____ Yes ☐ No ☒
84 the Property? _____ Yes ☐ No ☒
85 (g) Any problems with fireplace and/or chimney? _____ Yes ☐ No ☒
86 Date of last cleaning? 2021 _____ Yes ☐ No ☒
87 (h) Does the Property have a sump pump? _____ Yes ☐ No ☒
88 (i) Any repairs or other attempts to control the cause or effect of any problem _____ Yes ☐ No ☒
89 described above? _____ Yes ☐ No ☒
90 _____ 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 _____
95 _____

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? 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: front yard only

(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 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:

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. _____
 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. 1/1
 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. 1/1
 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): Basement

Size of electrical panel (total amps), if known: 150 amp

(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

or sub-flooring?

(h) Do you have keys for all exterior doors, including garage doors in the home? Yes ☐ No ☐

List locks without keys Yes ☐ No ☐

(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:

Refrigerator replaced

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

Electric Company Name - Clay Center Public Phone 785-632-2139

Gas Company Name - Kansas Gas Service Phone 800-462-4950

Water Company Name - Clay Center Water Phone 785-632-2139

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

283 ☒ Air Conditioning Window Units, # _____
 284 ☒ Air Conditioning Central System _____
 285 ☒ Attic Fan _____
 286 ☒ Ceiling Fans, # 4 _____
 287 ☒ Central vac & attachments _____
 288 ☒ Dishwasher _____
 289 ☒ Disposal _____
 290 ☒ Doorbell _____
 291 ☒ Electric air cleaner or purifier _____
 292 ☒ Electric Garage Door Opener(s) _____
 293 ☒ Exhaust fan(s) - baths _____
 294 ☒ Fireplace heat re-circulator _____
 295 ☒ Fireplace insert _____
 296 ☐ Fireplace Gas Logs _____
 297 ☐ Fireplace Gas Starter _____
 298 ☐ Fireplace - wood burning stove _____
 299 ☐ Fountain(s) _____
 300 ☐ Furnace/heat pump/other htg system _____
 301 ☐ Other _____
 302 ☐ Other _____
 303 ☒ Garage door opener(s) _____
 304 ☐ Garage Door Transmitter(s), # _____
 305 ☐ Gas Grill _____
 306 ☐ Gas Yard Light _____
 307 ☐ Humidifier _____
 308 ☐ Intercom _____
 309 ☐ Laundry - Washer _____
 310 ☐ Laundry - Dryer _____
 311 ☒ Microwave Oven _____
 312 ☐ Propane Tank _____
 313 ☒ Refrigerator _____
 314 ☐ Location of Refrigerator Kitchen _____
 315 ☐ Security System _____
 316 ☐ Owned _____ Leased _____
 317 ☐ Smoke Detector(s), # _____
 318 ☐ Spa/Hot Tub _____
 319 ☐ Spa/Sauna _____
 320 ☐ Spa Equipment _____
 321 ☐ Other _____
 322 ☐ Other _____
 323 ☒ Sprinkler System _____
 324 ☐ Sprinkler System Back Flow Valve _____
 325 ☐ Sprinkler System Auto Timer _____
 326 ☐ Statuary/Yard Art _____
 327 ☒ Stove, ☒ Elec. _____ Gas _____
 328 ☐ Stove Downdraft Cooktop _____
 329 ☐ Stove Oven _____ Elec. _____ Gas _____
 330 ☐ Stove Oven - Convection _____
 331 ☒ Stove/Oven Clock Timer _____
 332 ☐ Stove Vent Hood _____
 333 ☐ Sump Pump _____
 334 ☐ Swimming Pool _____
 335 ☐ Swimming Pool Heater _____
 336 ☐ Swimming Pool Equipment _____
 337 ☐ Trash Compactor _____
 338 ☐ TV Antenna/Receiver/Satellite Dish _____
 339 ☐ Own _____ Lease _____
 340 ☐ Water Softener and/or purifier _____
 341 ☐ Own _____ Lease _____
 342 ☐ Other _____

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 Sunny Linn 7/13/22
 324 _____
 325 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 guarantees 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.