



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

SELLER (Indicate Marital Status): Bill & Kerri Allen
29306 Metcalf Rd, LouisBURG Ks

PROPERTY:

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. 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? 24 years How long have you owned? All 24 years
Does SELLER currently occupy the Property? Yes No
If "No", how long has it been since SELLER occupied the Property? years/months

SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

4. TYPE OF CONSTRUCTION. Manufactured Modular Conventional/Wood Frame
Mobile Other

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- a. Any fill or expansive soil on the Property? Yes No
b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes No
c. The Property or any portion thereof being 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. Any drainage or flood problems on the Property or adjacent properties? Yes No
e. Any flood insurance premiums that you pay? Yes No
f. Any need for flood insurance on the Property? Yes No
g. Any boundaries of the Property being marked in any way? Yes No
h. The Property having had a stake survey? Yes No
i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes No
j. Any fencing on the Property? Yes No
If "Yes", does fencing belong to the Property? N/A Yes No
k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No
l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No
m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes No

If any of the answers in this section are "Yes", explain in detail or attach other documentation: Gas lines in 30 acre pasture, none on 19 acres where house & barns sit.

Initials SELLER SELLER

Initials BUYER BUYER

55 6. ROOF.

- 56 a. Approximate Age: 29 years Unknown Type: _____
- 57 b. Have there been any problems with the roof, flashing or rain gutters? Yes No
- 58 If "Yes", what was the date of the occurrence? _____
- 59 c. Have there been any repairs to the roof, flashing or rain gutters? Yes No
- 60 Date of and company performing such repairs _____ / _____
- 61 d. Has there been any roof replacement? Yes No
- 62 If "Yes", was it: Complete or Partial
- 63 e. What is the number of layers currently in place? 1 layers or Unknown.

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65 If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other
66 documentation: Vent Pipe Replaced

70 7. INFESTATION. ARE YOU AWARE OF:

- 71 a. Any termites, wood destroying insects, or other pests on the Property? Yes No
- 72 b. Any damage to the Property by termites, wood destroying insects or other
73 pests? Yes No
- 74 c. Any termite, wood destroying insects or other pest control treatments on the
75 Property in the last five (5) years? Yes No
- 76 If "Yes", list company, when and where treated _____
- 77 d. Any current warranty, bait stations or other treatment coverage by a licensed
78 pest control company on the Property? Yes No
- 79 If "Yes", the annual cost of service renewal is \$ 280 and the time
80 remaining on the service contract is July 2022.
- 81 (Check one) The treatment system stays with the Property or the treatment system is
82 subject to removal by the treatment company if annual service fee is not paid.

83
84 If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other
85 documentation: Tri-County pest sprays quarterly, Owner & Rodent bait
86 Stations. House is bug free
87 Woods/Yard bugs

89 8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.
90 ARE YOU AWARE OF:

- 91 a. Any movement, shifting, deterioration, or other problems with walls, foundations,
92 crawl space or slab? Yes No
- 93 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
94 crawl space, basement floor or garage? Yes No
- 95 c. Any corrective action taken including, but not limited to piercing or bracing? Yes No
- 96 d. Any water leakage or dampness in the house, crawl space or basement? Yes No
- 97 e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
- 98 f. Any problems with windows or exterior doors? Yes No
- 99 g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes No
- 100 h. Any problems with fireplace including, but not limited to firebox, chimney,
101 chimney cap and/or gas line? N/A Yes No
- 102 Date of any repairs, inspection(s) or cleaning? _____
- 103 Date of last use? _____
- 104 i. Does the Property have a sump pump? Yes No
- 105 If "Yes", location: West Corner of basement
- 106 j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes No

107
108 If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other
109 documentation: Window leaks A frame part of house

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MPA, KJA
SELLER | SELLER

Initials

Initials

BUYER | BUYER

9. 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 in detail: _____
- 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 in detail: _____

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? Public Private Well Cistern Other: _____
 If well water, state type _____ depth _____ diameter _____ age _____
- b. If the drinking water source is a well, has water been tested for safety? N/A Yes No
 If "Yes", when was the water last checked for safety? _____ (attach test results)
- c. Is there a water softener on the Property? Yes No
 If "Yes", is it: Leased Owned?
- d. Is there a water purifier system? Yes No
 If "Yes", is it: Leased Owned?
- e. What type of sewage system serves the Property? Public Sewer Private Sewer Septic System, Number of Tanks _____ Cesspool Lagoon Other _____
- f. Approximate location of septic tank and/or absorption field: Back yard under ground tank
Lagoon 200 feet South & East of house
- g. The location of the sewer line clean out trap is: _____
- h. Is there a sewage pump on the septic system? N/A Yes No
- i. Is there a grinder pump system? Yes No
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? _____ By whom? _____
- k. Is there a sprinkler system? Yes No
 Does sprinkler system cover full yard and landscaped areas? N/A Yes No
 If "No", explain in detail: _____
- l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes No
- m. Type of plumbing material currently used in the Property:
 Copper Galvanized PVC PEX Other _____
 The location of the main water shut-off is: _____
- n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A Yes No

If your answer to (l) in this section is "Yes", explain in detail or attach available documentation: _____

WCA/CA Initials
 SELLER | SELLER

Initials _____
 BUYER | BUYER

11. 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.	2019		X		June 2021 Midwest Heat/Cool
2.					

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.	2015		X	Basement	Dec 2021 Midwest Heat/Cool
2.					

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 Tankless

Unit	Age of Unit	Leased	Owned	Location	Capacity	Last Date Serviced/By Whom?
1.	2 years		X	Basement	50gal	
2.						

2. _____

e. Are you aware of any problems regarding these items? Yes No

If "Yes", explain in detail: _____

12. ELECTRICAL SYSTEM.

a. Type of material used: Copper Aluminum Unknown

b. Type of electrical panel(s): Breaker Fuse

Location of electrical panel(s): North East bedroom basement closet

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

c. Are you aware of any problem with the electrical system? Yes No

If "Yes", explain in detail: _____

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

a. Any underground tanks on the Property? Yes No

b. Any landfill on the Property? Yes No

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

d. Any contamination with radioactive or other hazardous material? Yes No

e. Any testing for any of the above-listed items on the Property? Yes No

f. Any professional testing/mitigation for radon on the Property? Yes No

g. Any professional testing/mitigation for mold on the Property? Yes No

h. Any other environmental issues? Yes No

i. Any controlled substances ever manufactured on the Property? Yes No

j. Any methamphetamine ever manufactured on the Property? Yes No

(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation: _____

MLA KLA Initials
SELLER | SELLER

Initials _____
BUYER | BUYER

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14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

- a. The Property located outside of city limits?..... Yes No
- b. Any current/pending bonds, assessments, or special taxes that apply to Property? Yes No
If "Yes", what is the amount? \$ _____
- c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes No
- d. Any defect, damage, proposed change or problem with any common elements or common areas? Yes No
- e. Any condition or claim which may result in any change to assessments or fees?..... Yes No
- f. Any streets that are privately owned? Yes No
- g. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? Yes No
- h. The Property being subject to tax abatement?..... Yes No
- i. The Property being subject to a right of first refusal? Yes No
If "Yes", number of days required for notice: _____
- j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes No
- k. Any violations of such covenants and restrictions? N/A Yes No
- l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? N/A Yes No
If "Yes", what is the amount? \$ _____
- m. The Property being subject to a Homeowners Association fee?..... Yes No
If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of \$ _____ payable yearly semi-annually monthly quarterly, sent to: _____ and such includes: _____
Homeowner's Association/Management Company contact name, phone number, website, or email address: _____
- n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes No

If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:

15. PREVIOUS INSPECTION REPORTS.

- Has Property been inspected in the last twelve (12) months? Yes No
- If "Yes", a copy of inspection report(s) are available upon request.

16. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any of the following? Yes No
 Party walls Common areas Easement Driveways
- b. Any fire damage to the Property? Yes No
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
- d. Any violations of laws or regulations affecting the Property? Yes No
- e. Any other conditions that may materially affect the value or desirability of the Property? Yes No
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Yes No
- g. Any animals or pets residing in the Property during your ownership? Yes No
- h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
- i. Missing keys for any exterior doors, including garage doors to the Property? Yes No
List locks without keys _____
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- k. Any unrecorded interests affecting the Property? Yes No
- l. Anything that would interfere with giving clear title to the BUYER? Yes No

MLA | KCA Initials
SELLER | SELLER

Initials _____
BUYER | BUYER

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- m. Any existing or threatened legal action pertaining to the Property? Yes No
- n. Any litigation or settlement pertaining to the Property? Yes No
- o. Any added insulation since you have owned the Property? Yes No
- p. Having replaced any appliances that remain with the Property in the past five (5) years? Yes No
- q. Any transferable warranties on the Property or any of its components? Deck Yes No
- r. Having made any insurance or other claims pertaining to the Property in the past five (5) years? Yes No
If "Yes", were repairs from claim(s) completed? N/A Yes No
- s. Any use of synthetic stucco on the Property? Yes No

If any of the answers in this section are "Yes", explain in detail: _____
Had Horses 2005-2015
New Appliances in 2020 - Stove, Microwave, Refrigerator
Deck has 30 year Warranty - transferable to buyer

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

Electric Company Name: <u>Emergenx</u>	Phone # <u>888-471-5275</u>
Gas Company Name: _____	Phone # _____
Water Company Name: <u>Louisburg City Water</u>	Phone # <u>877-690-3729</u>
Trash Company Name: <u>Gardner Disposal</u>	Phone # <u>913-856-3851</u>
Other: <u>T Mobil - Internet very fast</u>	Phone # <u>855-549-0023</u>
Other: _____	Phone # _____

18. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? N/A Yes No
 If "Yes" list: _____

Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

- | | |
|---|---|
| Attached shelves, racks, towel bars | Fireplace grates, screens, glass doors |
| Attached lighting | Mounted entertainment brackets |
| Attached floor coverings | Plumbing equipment and fixtures |
| Bathroom vanity mirrors, attached or hung | Storm windows, doors, screens |
| Fences (including pet systems) | Window blinds, curtains, coverings and window mounting components |

[Signature] [Signature] Initials
 SELLER | SELLER

Initials _____
 BUYER | BUYER

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Fill in all blanks using one of the abbreviations listed below.

“OS” = Operating and Staying with the Property (any item that is performing its intended function).

“EX” = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.

“NA” = Not applicable (any item not present).

“NS” = Not staying with the Property (item should be identified as “NS” below.)

NA Air Conditioning Window Units, #
 OS Air Conditioning Central System
 OS Attic Fan
 OS Ceiling Fan(s), # 4 - Not functional upstairs west bedroom
 NA Central Vac and Attachments
 NA Closet Systems
 Location _____
 OS Doorbell
 Electric Air Cleaner or Purifier
 Electric Car Charging Equipment
 OS Exhaust Fan(s) - Baths
 Fences - Invisible & Controls
 Fireplace(s), # 2
 Location #1 Great Room Location #2 Basement Great Room
 X Chimney OS Chimney
 NA Gas Logs NA Gas Logs
 NA Gas Starter NA Gas Starter
 OS Heat Re-circulator OS Heat Re-circulator
 OS Insert OS Insert
 NA Wood Burning Stove NA Wood Burning Stove
 Other _____ Other _____
 NA Fountain(s)
 OS Furnace/Heat Pump/Other Heating System
 OS Garage Door Keyless Entry
 OS Garage Door Opener(s), # 2
 OS Garage Door Transmitter(s), # 2
 NA Gas Yard Light
 OS Humidifier
 NA Intercom
 OS Jetted Tub
 KITCHEN APPLIANCES
 Cooking Unit
 X Stove/Range
 OS Elec. ___ Gas ___ Convection
 Built-in Oven
 ___ Elec. ___ Gas ___ Convection
 Cooktop ___ Elec. ___ Gas
 OS Microwave Oven
 OS Dishwasher
 OS Disposal
 NS Freezer
 Location Garage
 OS Refrigerator (#1)
 Location Kitchen
 NS Refrigerator (#2)
 Location Garage
 NA Trash Compactor

OS Laundry - Washer
 OS Laundry - Dryer
 Elec. ___ Gas ___
 MOUNTED ENTERTAINMENT EQUIPMENT
 NA Item #1 _____
 Location _____
 Item #2 _____
 Location _____
 Item #3 _____
 Location _____
 Item #4 _____
 Location _____
 Item #5 _____
 Location _____
 NS Outside Cooking Unit
 NA Propane Tank
 ___ Owned ___ Leased
 NA Security System
 ___ Owned ___ Leased
 OS Smoke/Fire Detector(s), # 10
 NA Shed(s), # _____
 NA Spa/Hot Tub
 NA Spa/Sauna
 NA Spa Equipment
 NA Sprinkler System Auto Timer
 NA Sprinkler System Back Flow Valve
 NA Sprinkler System (Components & Controls)
 NA Statuary/Yard Art
 NA Swing set/Playset
 NA Sump Pump(s), # _____
 NA Swimming Pool (Swimming Pool Rider Attached)
 NA Swimming Pool Heater
 NA Swimming Pool Equipment
 NA TV Antenna/Receiver/Satellite Dish
 ___ Owned ___ Leased
 OS Water Heater(s)
 NA Water Softener and/or Purifier
 ___ Owned ___ Leased
 NA Boat Dock, ID # _____
 NS Camera-Surveillance Equipment Rings - 2
 NA Generator
 Other _____
 Other _____
 Other _____
 Other _____
 Other _____
 Other _____

WCA KCA Initials
SELLER | SELLER

Initials _____
BUYER | BUYER

377 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
378 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
379 invoices, notices or other documents describing or referring to the matters revealed herein:

380 Panhandle Eastern blows off Gas lines a few times per week for 30 seconds to
381 a minute. It's loud but you get used to noise. Had horses 16 years & dogs
382 for 20 years, never bothered them!
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384 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
385 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
386 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
387 prospective BUYER of the Property and to real estate brokers and licensees. SELLER will promptly notify Licensee
388 assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee
389 assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER
390 and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # _____ of
391 pages).

392 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS
393 DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.
394 IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.
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400 William Eall 5-16-22 Ken Fuller 5-15-22
401 SELLER DATE SELLER DATE
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403 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 404
405 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
406 and SELLER need only make an honest effort at fully revealing the information requested.
407 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees
408 concerning the condition or value of the Property.
409 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)
410 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.
411 I have been specifically advised to have Property examined by professional inspectors.
412 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
413 5. I specifically represent there are no important representations concerning the condition or value of Property made
414 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.
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419 _____
BUYER DATE BUYER DATE

Panhandle Eastern pipeline is located at 291st & Metcalf
and they have an audible air release periodically.

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of the 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. Last revised 10/21. All previous versions of this document may no longer be valid. Copyright January 2022.