



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

1 **SELLER:**

Brian Aust

2 **PROPERTY:**

7776 W 295TH ST., LOUISBURG, KS 66053

3
4 **1. NOTICE TO SELLER.**

5 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if
6 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material
7 defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability
8 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to
9 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

10
11 **2. NOTICE TO BUYER.**

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

15
16 **3. OCCUPANCY.**

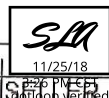
17 Approximate age of Property? 16 YEARS How long have you owned? 16 YEARS
18 Does SELLER currently occupy the Property? Yes ☒ No ☐
19 If "No", how long has it been since SELLER occupied the Property? _____ years/months

20
21 **4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND**
22 **DISCLOSURE ALSO.) ARE YOU AWARE OF:**

- 23 a. Any fill or expansive soil on the Property? Yes ☐ No ☒
24 b. Any sliding, settling, earth movement, upheaval or earth stability problems
25 on the Property? Yes ☐ No ☒
26 c. The Property or any portion thereof being located in a flood zone, wetlands
27 area or **proposed** to be located in such as designated by FEMA which
28 requires flood insurance? Yes ☐ No ☒
29 d. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
30 e. Any flood insurance premiums that you pay? Yes ☐ No ☒
31 f. Any need for flood insurance on the Property? Yes ☐ No ☒
32 g. Any boundaries of the Property being marked in any way? Yes ☐ No ☒
33 h. The Property having had a stake survey? Yes ☐ No ☒
34 i. Any encroachments, boundary line disputes, or non-utility easements
35 affecting the Property? Yes ☐ No ☒
36 j. Any fencing on the Property? Yes ☐ No ☒
37 If "Yes", does fencing belong to the Property? N/A ☐ Yes ☒ No ☐
38 k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☒ No ☐
39 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes ☐ No ☒
40 m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes ☐ No ☒

41
42 If any of the answers in this section are "Yes", explain in detail or attach other documentation: _____

43 THERE IS 1 DEAD TREE BETWEEN HOUSE & POND.



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5. ROOF.

- a. Approximate Age: 2 years ☐ Unknown Type: _____
- b. Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☒
If "Yes", 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 or attach all warranty information and other documentation: WAS REPAIRED FROM WIND/HAIL DAMAGE

6. INFESTATION. ARE YOU AWARE OF:

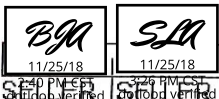
- a. Any termites, wood destroying insects, or **other** pests on the Property? Yes ☐ No ☒
- b. Any damage to the Property by termites, wood destroying insects or **other** pests? Yes ☐ No ☒
- c. Any termite, wood destroying insects or **other** pest control treatments on the Property in the last five (5) years? Yes ☐ No ☒
If "Yes", list company, **when and where** treated _____
- d. Any current 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 or attach all warranty information and other documentation: _____

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

- a. Any 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 piling 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 including, but not limited to firebox, chimney, chimney cap and/or gas line? Yes ☐ No ☒
Date of any repairs, inspection(s) or cleaning? _____
Date of last use? _____
- h. Does the Property have a sump pump? Yes ☐ No ☒
If "Yes", location: _____
- 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 or attach all warranty information and other documentation: _____



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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 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: _____

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 "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 ☐ Cesspool ☐ Lagoon ☐ Other _____
- f. The location of the sewer line clean out trap is: _____
- g. Is there a sewage pump on the septic system? N/A ☐ Yes ☒ No ☒
Yes ☒ No ☐
- h. Is there a grinder pump system? Yes ☒ No ☐
- i. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? _____ By whom? _____
- j. 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: ABOUT 20 YARDS OUT FROM HOUSE
- 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 ☒ PVC ☐ PEX ☐ Other _____
The location of the main water shut-off is: _____
- m. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A ☐ Yes ☒ No ☐

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



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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. 16 years ✓ 1 month / GK Smith - PAOW, KS
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. SAME
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. 5 years
2. _____
- e. Are you aware of any problems regarding these items? Yes ☐ No ☒
If "Yes", explain in detail: _____

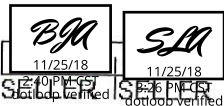
11. ELECTRICAL SYSTEM.

- 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: _____
- c. Are you aware of any problem with the electrical system? Yes ☐ No ☒
If "Yes", explain in detail: _____

12. 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 testing for any of the above-listed items on the Property? Yes ☐ No ☒
- e. Any professional testing/mitigation for radon on the Property? Yes ☐ No ☒
- f. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒
- g. Any other environmental issues? Yes ☐ No ☒
- h. 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 any of the answers in this section are "Yes", explain in detail or attach test results and other documentation: _____



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- 196 **13. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**
197 a. Any current/pending bonds, assessments, or special taxes that
198 apply to Property? Yes ☐ No ☒
199 If "Yes", what is the amount? \$ _____
200 b. Any condition or proposed change in your neighborhood or surrounding
201 area or having received any notice of such? Yes ☐ No ☒
202 c. Any defect, damage, proposed change or problem with any
203 common elements or common areas? Yes ☐ No ☒
204 d. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
205 e. Any streets that are privately owned? Yes ☐ No ☒
206 f. The Property being in a historic, conservation or special review district that
207 requires any alterations or improvements to the Property be approved by a
208 board or commission? Yes ☐ No ☒
209 g. The Property being subject to tax abatement? Yes ☐ No ☒
210 h. The Property being subject to a right of first refusal? Yes ☐ No ☒
211 If "Yes", number of days required for notice: _____
212 i. The Property being subject to covenants, conditions, and restrictions of a
213 Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
214 j. Any violations of such covenants and restrictions? N/A ☐ Yes ☐ No ☒
215 k. The Homeowner's Association imposing its own transfer fee and/or
216 initiation fee when the Property is sold? N/A ☐ Yes ☐ No ☒
217 If "Yes", what is the amount? \$ _____
218

219 Homeowner's Association dues are paid in full until _____ in the amount of \$ _____
220 payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to _____ and such
221 includes: _____
222 Homeowner's Association/Management Company contact name, phone number, website, or email address:
223 _____
224 _____
225 _____
226 _____

227 If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other
228 documentation: _____
229 _____
230 _____

- 231 **14. PREVIOUS INSPECTION REPORTS.**
232 Has Property been inspected in the last twelve (12) months? Yes ☐ No ☒
233 If "Yes", a copy of inspection report(s) are available upon request.
234

- 235 **15. OTHER MATTERS. ARE YOU AWARE OF:**
236 a. Any of the following?
237 ☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
238 b. Any fire damage to the Property? Yes ☐ No ☒
239 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☐ No ☒
240 d. Any violations of laws or regulations affecting the Property? Yes ☐ No ☒
241 e. Any other conditions that may materially affect the value
242 or desirability of the Property? Yes ☐ No ☒
243 f. Any other condition, including but not limited to financial, that may prevent
244 you from completing the sale of the Property? Yes ☐ No ☒
245 g. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☒
246 h. Missing keys for any exterior doors, including garage doors to the Property? Yes ☐ No ☒
247 List locks without keys _____
248 i. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
249 j. Any unrecorded interests affecting the Property? Yes ☐ No ☒
250 k. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒

 
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- 251 I. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- 252 m. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- 253 n. Any added insulation since you have owned the Property? Yes ☒ No ☒
- 254 o. Having replaced any appliances that remain with the Property in the
255 past five (5) years? Yes ☒ No ☐
- 256 p. Any transferable warranties on the Property or any of its
257 components? Yes ☐ No ☒
- 258 q. Having made any insurance or other claims pertaining to the Property
259 in the past five (5) years? Yes ☒ No ☐
260 If "Yes", were repairs from claim(s) completed? N/A ☐ Yes ☒ No ☐
- 261 r. Any use of synthetic stucco on the Property? Yes ☐ No ☒
- 262

263 If any of the answers in this section are "Yes", explain in detail: _____
264 _____
265 _____
266 _____
267 _____

268 **16. UTILITIES.** Identify the name and phone number for utilities listed below.

269 Electric Company Name: KLPIL Phone # _____
270 Gas Company Name: _____ Phone # _____
271 Water Company Name: PWD 2 Phone # _____
272 Trash Company Name: WASTE MGMT Phone # _____
273 Other: _____ Phone # _____
274 Other: _____ Phone # _____
275

276 **17. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

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

- | | | | |
|-----|----------------------------------|---------------------------------|------------------------------------|
| 288 | | | |
| 289 | Bathroom mirrors | Lighting and light fixtures | Shelving, racks and towel bars |
| 290 | Fences | Mounted entertainment brackets | (if attached) |
| 291 | Fireplace grates, screens and/or | Other mirrors (if attached) | Storm windows, doors & screens |
| 292 | glass doors (if attached) | Plumbing equipment and fixtures | Window blinds, curtains, coverings |
| 293 | Floor coverings (if attached) | | and mounting components |

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294 **Fill in all blanks using one of the abbreviations listed below.**
 295 "OS" = Operating and Staying with the Property (any item that is performing its intended function).
 296 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
 297 Condition.
 298 "NA" = Not applicable (any item not present).
 299 "NS" = Not staying with the Property (item should be identified as "NS" below.)
 300
 301

302 NA Air Conditioning Window Units, #____
 303 OS Air Conditioning Central System
 304 OS Attic Fan N/A
 305 OS Ceiling Fan(s), #____
 306 NA Central Vac and Attachments
 307 OS Doorbell
 308 NA Electric Air Cleaner or Purifier
 309 OS Exhaust Fan(s) – Baths
 310 EX Fences – Invisible & Controls EX
 311 Fireplace(s), # 2
 312 Location #1 OS Location #2 OS
 313 OS Chimney OS Chimney
 314 OS Gas Logs OS Gas Logs
 315 NA Gas Starter NA Gas Starter
 316 NA Heat Re-circulator NA Heat Re-circulator
 317 NA Insert NA Insert
 318 NA Wood Burning Stove NA Wood Burning Stove
 319 NA Other NA Other
 320 NA Fountain(s)
 321 OS Furnace/Heat Pump/Other Htg System
 322 OS Garage Door Keyless Entry
 323 OS Garage Door Opener(s), # 3
 324 OS Garage Door Transmitter(s), # 4
 325 NA Gas Yard Light
 326 OS Humidifier
 327 NA Intercom
 328 NA Jetted Tub
 329 KITCHEN APPLIANCES
 330 Cooking Unit
 331 OS Cooktop ☒ Elec. ☐ Gas
 332 OS Microwave Oven
 333 OS Oven
 334 ☒ Elec. ☐ Gas ☒ Convection
 335 OS Stove/Range
 336 ☒ Elec. ☐ Gas ☒ Convection
 337 OS Dishwasher
 338 OS Disposal
 339 OS Freezer OS
 340 Location MAIN KITCHEN
 341 OS Ice maker
 342 OS Refrigerator (#1)
 343 Location MAIN KITCHEN
 344 NA Refrigerator (#2)
 345 Location _____
 346 NA Trash Compactor

NS NA Laundry - Washer
NS NA Laundry - Dryer
 _____ Elec. _____ Gas
 MOUNTED ENTERTAINMENT EQUIPMENT
OS Item #1 SONOS SYSTEM
 Location OUTSIDE & MAIN FLOOR
OS Item #2 SURROUND SOUND SYSTEM
 Location BASEMENT
 _____ Item #3 _____
 _____ Location _____
 _____ Item #4 _____
 _____ Location _____
NA Outside Cooking Unit _____ Playset
NA Playset
OS Propane Tank
☒ Owned ☐ Leased
NA Security System
 _____ Owned ☐ Leased
OS Shed
OS Smoke/Fire Detector(s), #____
NA Spa/Hot Tub
NA Spa/Sauna
NA Spa Equipment
OS Sprinkler System Auto Timer
OS Sprinkler System Back Flow Valve
OS Sprinkler System (Components & Controls)
NA Statuary/Yard Art
NA Sump Pump
OS Swimming Pool
NA Swimming Pool Heater
OS Swimming Pool Equipment
OS TV Antenna/Receiver/Satellite Dish
☒ Owned ☐ Leased
OS Water Heater
NA Water Softener and/or Purifier
 _____ Owned ☐ Leased
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____

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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, to the best of their knowledge, 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 the Licensee assisting SELLER 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. (SELLER and BUYER 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.

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SELLER	DATE	SELLER		DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

- I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
- This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents concerning the condition or value of the Property.
- I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (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.
- I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
- I specifically represent there are no important representations concerning the condition or value of Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

BUYER	DATE	BUYER	DATE
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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 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. Last revised 09/17. All previous versions of this document may no longer be valid. Copyright January 2018.