

Preface to Sellers' Disclosures for 15000 Quivira Road, Olathe, Kansas

December 5, 2016

This property was owned by the Trustees' parents from approximately 1970 to the present. Trustees Doug Gentile and Suzy Fisher grew up in the house but Doug moved out in around 1980 and Suzy moved out in 1985. Given their decades of absence from the house, the vast majority of questions asked on these disclosures seek information that is not known to the Trustees.

If a question could be answered "yes" to the best of the Trustees' knowledge, it was. If left blank, the question could not be answered and the answer should be deemed "unknown." The house is being sold "as is."



Douglas Gentile, Trustee



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

F333

1 **SELLER:** Donna L. Gentile Trust dated 12/07/87

2 **PROPERTY:** 15000 Quivira Rd. Olathe, KS. 66062

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? 51 years old How long have you owned? Since 1970
18 Does SELLER currently occupy the Property? Yes ☐ No ☒
19 If "No", how long has it been since SELLER occupied the Property? 1 month 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 all warranty information and
43 other documentation:
44
45

SELLER Initials
SELLER

Initials
BUYER BUYER

5. ROOF.

- a. Approximate Age: _____ years ☐ Unknown Type: Wood Shingle
- 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? _____ layers or ☐ Unknown.

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

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 piercing 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: Basement by Pool Equipment
- 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 ☐
- 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: _____
- 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: _____
- 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. _____
 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. _____
 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. _____
- 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): _____
 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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13. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

- a. Any current/pending bonds, assessments, or special taxes that apply to Property? Yes ☐ No ☐
 If "Yes", what is the amount? \$
- b. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes ☐ No ☐
- c. Any defect, damage, proposed change or problem with any common elements or common areas? Yes ☐ No ☐
- d. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☐
- e. Any streets that are privately owned? Yes ☐ No ☐
- f. 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 ☐
- g. The Property being subject to tax abatement? Yes ☐ No ☐
- h. The Property being subject to a right of first refusal? Yes ☐ No ☐
 If "Yes", number of days required for notice:
- i. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes ☐ No ☐
- j. Any violations of such covenants and restrictions? N/A ☐ Yes ☐ No ☐
- k. 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? \$

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: _____

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

14. 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.

15. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any of the following?
☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☐
- 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 general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☐
- h. Missing keys for any exterior doors, including garage doors to the Property? Yes ☐ No ☐
 List locks without keys
- i. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☐
- j. Any unrecorded interests affecting the Property? Yes ☐ No ☐
- 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? F333 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
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- 265
- 266

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

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

268 Electric Company Name: _____ Phone # _____

269 Gas Company Name: _____ Phone # _____

270 Water Company Name: _____ Phone # _____

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

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

284 Bathroom mirrors Lighting and light fixtures Shelving, racks and towel bars
285 Fences Mounted entertainment brackets (if attached)
286 Fireplace grates, screens and/or Other mirrors (if attached) Storm windows, doors & screens
287 glass doors (if attached) Plumbing equipment and fixtures Window blinds, curtains, coverings
288 Floor coverings (if attached) and mounting components

289

CURTAINS IN LR DO NOT
SELL WITH property.

THIS SPACE INTENTIONALLY LEFT BLANK

Continued on next page

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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.)

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

Two freezers in garage

- NS Laundry - Washer
NS Laundry - Dryer
Elec. Gas
MOUNTED ENTERTAINMENT EQUIPMENT
Item #1
Location
Item #2
Location
Item #3
Location
Item #4
Location
Outside Cooking Unit
Propane Tank
☐ Owned ☐ Leased
Security System
☐ Owned ☐ Leased
Smoke/Fire Detector(s), #
Spa/Hot Tub
Spa/Sauna
Spa Equipment
Sprinkler System Auto Timer
Sprinkler System Back Flow Valve
Sprinkler System (Components & Controls)
NS Statuary/Yard Art
Sump Pump
Swimming Pool
Swimming Pool Heater
Swimming Pool Equipment
TV Antenna/Receiver/Satellite Dish
☐ Owned ☐ Leased
Water Softener and/or Purifier
☐ Owned ☐ Leased
NS Other FURNITURE
NS Other ORIENTAL RUGS IN LR(4)
NS Other MISC. PERSONAL PROPERTY
NS LR CURTAINS
Other
Other
Other
Other
Other
Other
Other
Other

Initials
SELLER | SELLER

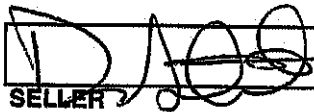
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Disclose any material information and describe any significant repairs, improvements or alterations to the Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports, invoices, 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.

SEE PREFACE DATED 12/5/16

 12/5/16
SELLER DATE

SELLER DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. 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.
2. 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.
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 neither SELLER nor Broker is an expert at detecting or repairing physical defects in Property.
5. I specifically represent 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

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 08/15. All previous versions of this document may no longer be valid. Copyright January 2016.