



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

SELLER:

BRAD A. WINE

PROPERTY:

18790 E 2275TH RD LACYGNE, KS 66040

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? 30 How long have you owned? 2 years

Does SELLER currently occupy the Property? Yes ☒ No ☐

If "No", how long has it been since SELLER occupied the Property? years/months

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: G. PROPERTY LINE FENCING H. PROPERTY HAS HAD STAKED SURVEY OF PROPERTY LINES J. MULTIPLE FENCED AREAS FOR FARM, YES

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6. ROOF.

- a. Approximate Age: 3 years ☐ Unknown Type: _____ Yes ☐ No ☒
- 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: _____

7. 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: _____

8. 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: _____
- 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: PLEASE SEE PRIOR OWNER REPAIR DOCUMENTATION

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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
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? 3/2021 By whom? Shadden Septic

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 ☒ 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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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. _____
 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: _____

12. ELECTRICAL SYSTEM.

- a. Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown
- b. Type of electrical panel(s): ☒ Breaker ☐ Fuse
 Location of electrical panel(s): Basement, West wall
 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: _____

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: _____

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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? \$ _____

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: _____

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?
☐ 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 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 ☒

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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? 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: _____

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

Electric Company Name: EVERGY Phone # 888-471-5275
 Gas Company Name: _____ Phone # _____
 Water Company Name: RURAL DIST. NO. 1 Phone # 913-757-2199
 Trash Company Name: _____ Phone # _____
 Other: People's Telecommunications Phone # 913-757-2500
 Other: _____ Phone # _____

18. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the property? N/A ☐ Yes ☒ No ☐

If "Yes" list: "RING" DOORBELL CAMERA SECURITY, Home SECURITY SYSTEM

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 1a and 1b 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 1a and/or 1b, 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 and all bathroom mirrors	Fireplace grates, screens, glass doors
Attached shelves, racks, towel bars	Mounted entertainment brackets
Attached lighting	Plumbing equipment and fixtures
Attached floor coverings	Storm windows, doors, screens
Fences (including pet systems)	Window blinds, curtains, coverings and window mounting components

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

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

316 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
317 Condition.

318 "NA" = Not applicable (any item not present).

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

320

321

322 ___ Air Conditioning Window Units, # ___

323 CS Air Conditioning Central System

324 ___ Attic Fan

325 OS Ceiling Fan(s), # 3

326 OS Central Vac and Attachments

327 CS Closet Systems

328 Location ALL BEDROOMS

329 CS Doorbell

330 ___ Electric Air Cleaner or Purifier

331 ___ Electric Car Charging Equipment

332 OS Exhaust Fan(s) – Baths

333 OS Fences – Invisible & Controls

334 Fireplace(s), # 1

335 Location #1 LIVING ROOM Location #2 ___

336 ___ Chimney ___ Chimney

337 ___ Gas Logs ___ Gas Logs

338 ___ Gas Starter ___ Gas Starter

339 ___ Heat Re-circulator ___ Heat Re-circulator

340 ___ Insert ___ Insert

341 ___ Wood Burning Stove ___ Wood Burning Stove

342 ___ Other ___ Other

343 ___ Fountain(s)

344 OS Furnace/Heat Pump/Other Heating System

345 OS Garage Door Keyless Entry

346 OS Garage Door Opener(s), # ___

347 OS Garage Door Transmitter(s), # 2

348 ___ Gas Yard Light

349 ___ Humidifier

350 ___ Intercom

351 ___ Jetted Tub

352 KITCHEN APPLIANCES

353 Cooking Unit

354 OS X Cooktop X Elec. ___ Gas

355 OS X Microwave Oven

356 OS X Oven

357 ___ X Elec. ___ Gas ___ Convection

358 OS Stove/Range

359 ___ X Elec. ___ Gas ___ Convection

360 OS X Dishwasher

361 ___ Disposal

362 NS Freezer

363 Location Garage & Basement

364 ___ Ice maker

365 NS Refrigerator (#1)

366 Location Kitchen

367 ___ Refrigerator (#2)

368 Location ___

369 ___ Trash Compactor

NS Laundry - Washer

NS Laundry - Dryer

___ Elec. ___ Gas

MOUNTED ENTERTAINMENT EQUIPMENT

NS Item #1 Living room TV

Location ___

NS Item #2 master bed. TV

Location ___

NS Item #3 Up. bed TV

Location ___

NS Item #4 Detached garage basketball goal

Location ___

___ Item #5 ___

Location ___

NS Outside Cooking Unit

___ Propane Tank

___ Owned ___ Leased

OS X Security System

___ X Owned ___ Leased

OS X Smoke/Fire Detector(s), # ___

___ Shed

___ Spa/Hot Tub

___ Spa/Sauna

___ Spa Equipment

___ Sprinkler System Auto Timer

___ Sprinkler System Back Flow Valve

___ Sprinkler System (Components & Controls)

___ Statuary/Yard Art

OS X Playset

OS X Sump Pump

OS X Swimming Pool (Swimming Pool Rider Attached)

___ Swimming Pool Heater

OS X Swimming Pool Equipment

OS X TV Antenna/Receiver/Satellite Dish

___ X Owned ___ Leased

OS X Water Heater(s)

___ Water Softener and/or Purifier

___ Owned ___ Leased

OS Other Chicken Coop

OS Other Swimming pool

___ Other ___

___ Other ___

___ Other ___

___ Other ___

___ Other ___

___ Other ___

___ Other ___

___ Other ___

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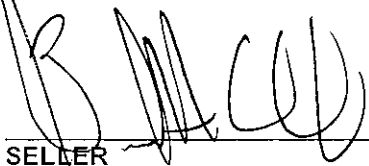
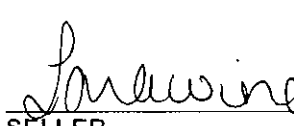
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Disclose any material information and describe any significant repairs, improvements or alterations to the Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports, invoices,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

 7-15-21
SELLER DATE SELLER  7-15-21
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(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.
4. I acknowledge neither SELLER nor Broker(s) 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(s) 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 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 09/19. All previous versions of this document may no longer be valid. Copyright January 2020.

I DO HEREBY CERTIFY THAT ALL TAXES DUE AND OWED ARE PAID TO DATE ON LAND INCLUDED IN THIS LOT SPLIT.

THIS ____ DAY OF _____, 2019.

JANET KLEWENO COUNTY TREASURER

Lot Split _____

This Lot Split was approved by the Linn County Kansas
this ____ day of _____, 20__

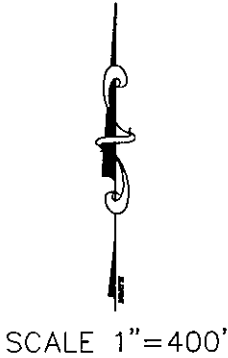
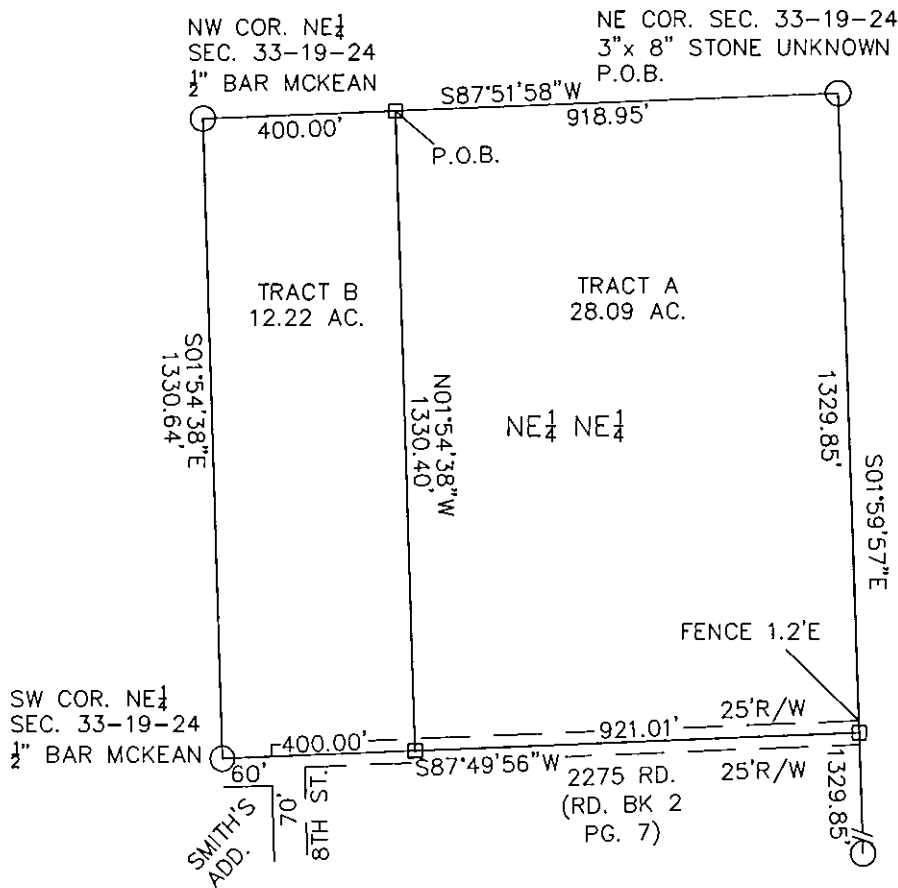
Approved by: _____

ENCUMBRANCES OF RECORD.

TRACT B

THE WEST 400.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LINN COUNTY, KANSAS DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 87°51'58" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 918.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°51'58" WEST 400.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 01°54'38" EAST 1330.64 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 87°49'56" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 400.00 FEET; THENCE NORTH 01°54'38" WEST PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 1330.40 FEET TO THE POINT OF BEGINNING. CONTAINING 12.22 ACRES OF LAND MORE OR LESS AND SUBJECT TO EXISTING ROAD RIGHT OF WAY AND ENCUMBRANCES OF RECORD.



LEGEND

- M = MEASURED
- D = DEED
- = MONUMENT SET
- P = PLAT
- O = FOUND MONUMENT
- C = CALCULATED

- NOTE
1. THE BEARING SYSTEM IS BASED UPON HOLDING THE EAST LINE OF THE NE 1/4 SEC. 33-19-24 N01°59'57"W
 2. POSSIBLE WATER LINE EASEMENT

This survey has been reviewed and approved for filing, pursuant to K.S.A. 58-2005 and is in compliance with this act. No other warranties are extended or implied.

TIMOTHY AND DEBRA FOHNER
18790 E 2275 RD.
LACYGNE, KANSAS

I do hereby certify that I did survey herein described tract of land, and that said survey was performed in accordance with the current Kansas minimum standards for boundary surveys, standards of practice no.1, and that the accompanying plat is a true and correct representation of the conditions found at that time to the best of my professional knowledge and beliefs.



LEGAL DESCRIPTION ADDENDUM

1 **SELLER:** _____ Brad Wine and Tara Wine

2
3 **BUYER:** _____

4
5 **PROPERTY:** _____ 18790 East 2275th Road, LaCygne, KS 66040

6
7 **PROPERTY LEGAL DESCRIPTION:**

8 12 AC M/L18790 E 2275 RD, La Cygne, KS 66040
9 S33, T19, R24, ACRES 12, W 400' NE4 NE4 LESS RD

10
11
12
13
14
15
16
17
18
19
20
21
22
23 (INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

24
25 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**
26 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
27 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
28

29
30
31

<i>Brad Wine</i>	dotloop verified 07/15/21 9:15 AM EDT U2PH-FY17-YR8X-5ARB	
SELLER	DATE	BUYER

32
33
34

<i>Tara Wine</i>	dotloop verified 07/14/21 6:10 PM CDT DITQ-AEKD-XIOW-L372	
SELLER	DATE	BUYER

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Robert D. Wood - Structural Engineer

July 31, 2019

Crown Realty
Attention: Kelly Evans

Subject: Structural Inspection of Basement for Residence at 18790 E 2275 Road, La Cygne, Kansas.

On July 29, 2019 at approximately 1:30 p.m. I visited the subject residence with realtor Kelly Evans to inspect the basement walls of the approximately 15 year-old house.

In March of 2016 foundation restoration firm Pro Foundation installed a number of steel piers, ostensibly due to foundation settlement and due to a number of cracks in the basement concrete walls. These piers were installed in the northwest and southeast corners of the foundation.

Recently the owners of the residence offer the residence for sale. Because of the large rains in the area this spring one of the grouted cracks showed signs of a leak. Because of concern over the adequacy of the 2016 repairs the owners obtained the services of Mid-States Restoration LLC. in late June or early July of this year to inject epoxy resin in the area of the leak and a few other locations. No leakage has been noted since the repairs.

My inspection noted a large number of cracks in the foundation walls. Every wall had cracks especially the long north wall, see Figure 1. The only wall that had minimal cracks was the east wall where on the other side is a crawl space under the easternmost room. I also noted many cracks in the concrete slab floor, indicating heaving, see Figure 2.

This evidence suggests a number of potential causes. The most probable cause is soil swelling and shrinking due to silty clay loam soils which make up the majority of the soil types in Linn county. Counties along the eastern Kansas state line receive the largest average rainfall in all of Kansas averaging over 40 inches a year. The area is also subject to extensive periods of hot and dry weather. The cycles of very wet weather interspersed with hot and dry weather makes for harsh conditions for structure foundations. Measures to protect structure foundations in this area include replacing clayey soils with granular soils, proper exterior foundation drainage at the footing, proper surface drainage away from the foundation, and in extreme cases, deep foundations (piers).

A contributing factor in basement wall cracking is inadequate reinforcing steel. Many building codes in eastern Kansas require only a very minimal amount of reinforcing steel.

As can be seen in Figure 1 the major crack is a long horizontal crack near the vertical center of wall. This would be due to soil swelling creating enough force to crack the wall but not enough to cause failure.

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The cracks in the floor indicate that the floor slab was placed either directly on clayey soil or only a thin layer of granular soil was used as a founding layer.

Some of the other cracks are a little hard to explain and could be due to improper construction.

Conclusion

The repairs to the walls appear to have been performed professionally and competently. Since the house is approximately 15 years old there is reason to believe that a foundation failure will not occur, especially in light of the piers that were installed in 2016. However, that does not preclude the occurrence of additional cracking in the future or the opening up of some of the existing cracks.

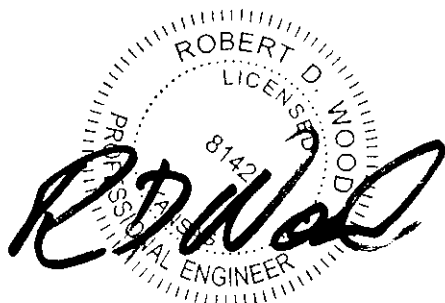
Recommendations

If the owners or future owners of the house prefer to have additional confidence that no or minimal cracking will occur in the future, there are some additional measures that can be performed. Listed in terms of least costly to more costly they are:

1. Fill in the hole on the north side of the house where pavers are being taken up.
2. Regrade the surrounding soils so that there is a good positive slope away from the house. Plant grass on the soil to impede the saturation of the underlaying soils. Many foundation problems are caused by plantings too close to the foundation that prevent or impede the drainage of rainwater.
3. Excavate along the north wall of the house to the bottom of the wall footing and replace the underdrain and cover with granular soil. Place topsoil or other material devoid of clay to the surface.
4. Install ground anchors at several places along the north wall.

I suggest that items 1. and 2. be performed regardless of any decision made about items 3. and 4. If it is decided to beyond item 2., either item 3. or 4. should be executed but not both.

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FIGURES



Figure 1

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Figure 2.