



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

SELLER (Indicate Marital Status):

Single Robert Lynn Robinette

PROPERTY:

37147 Somerset Rd Lacygne KS

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? 120 Years How long have you owned? 13.5 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:

"6" Barbed wire fence on outer Edge "8" Partial Barbed wire fence & naturally aged trees

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6. ROOF.

- a. Approximate Age: \_\_\_\_\_ years ☒ Unknown Type: Asphalt 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? 2018 Loss of 5 or 6 Shingles due to High Wind
- c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes ☒ No ☐  
Date of and company performing such repairs Owner / 2018 Shingle Replaced
- 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: A few replaced shingles on North West side of Upper Roof due to High Winds.

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: There are Ants occasionally in the Kitchen when Cabinets need to be replaced

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 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 windows or exterior doors? ..... Yes ☐ No ☒
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? ..... Yes ☐ No ☒
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? ..... N/A ☐ Yes ☐ No ☒  
Date of any repairs, inspection(s) or cleaning? \_\_\_\_\_  
Date of last use? \_\_\_\_\_
- i. Does the Property have a sump pump? ..... Yes ☐ No ☒  
If "Yes", location: \_\_\_\_\_
- j. 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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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: Addition of Living Area Kitchen & Mudroom in the 1980's or 1990's

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern ☒ Other: There is Well access  
If well water, state type Do not know 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 1 ☐ Cesspool ☐ Lagoon ☐ Other Lat Hoa / Lines
- f. Approximate location of septic tank and/or absorption field: \_\_\_\_\_
- g. The location of the sewer line clean out trap is: 3' Southeast of Back Deck
- 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? 2019 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: Water Softener and Purifier on main line in Furnace all cov. the septic tank needs to be pumped every 2 to 5 years

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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. 7 to 9 months ✓ Hallway  
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. 7 to 9 months ✓ Hallway  
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. 1 year ✓ Hallway Carol Gey Plumber  
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): Laundry room  
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? ..... N/A 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:

With being an older home I believe there has been moisture in the upstairs bathroom & the wall in the downstairs bathroom

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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?  
☐ 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: Energy Phone # \_\_\_\_\_

Gas Company Name: Energy Gas Phone # \_\_\_\_\_

Water Company Name: Rural Water Dist. No. 2 Phone # \_\_\_\_\_

Trash Company Name: Waste Management Phone # \_\_\_\_\_

Other: \_\_\_\_\_ Phone # \_\_\_\_\_

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

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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.)

330 Air Conditioning Window Units, #

331 OS Air Conditioning Central System

332 NA Attic Fan

333 NA Ceiling Fan(s), #

334 NA Central Vac and Attachments

335 OS Closet Systems

336 Location

337 NA Doorbell

338 NA Electric Air Cleaner or Purifier

339 NA Electric Car Charging Equipment

340 NA Exhaust Fan(s) - Baths

341 OS Fences - Invisible & Controls

342 Fireplace(s), # OS

343 Location #1 Living Room Location #2

344 Chimney Chimney

345 S Gas Logs Gas Logs

346 Gas Starter Gas Starter

347 Heat Re-circulator Heat Re-circulator

348 Insert Insert

349 Wood Burning Stove Wood Burning Stove

350 Other Other

351 NA Fountain(s)

352 OS Furnace/Heat Pump/Other Heating System

353 NA Garage Door Keyless Entry

354 NA Garage Door Opener(s), #

355 NA Garage Door Transmitter(s), #

356 OS Gas Yard Light

357 NA Humidifier

358 NA Intercom

359 NA Jetted Tub

360 KITCHEN APPLIANCES

361 Cooking Unit

362 NS Stove/Range

363 S Elec. Gas Convection

364 Built-in Oven

365 Elec. Gas Convection

366 Cooktop Elec. Gas

367 NS Microwave Oven

368 NS Dishwasher

369 NS Disposal

370 NS Freezer

371 Location

372 NS Refrigerator (#1)

373 Location Kitchen

374 Refrigerator (#2)

375 Location

376 Trash Compactor

NS Laundry - Washer

NS Laundry - Dryer

Elec. Gas

MOUNTED ENTERTAINMENT EQUIPMENT

Item #1

Location

Item #2

Location

Item #3

Location

Item #4

Location

Item #5

Location

NS Outside Cooking Unit

OS Propane Tank

S Owned Leased

NA Security System

S Owned Leased

NA Smoke/Fire Detector(s), #

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

S Swing set/Playset

NA Sump Pump(s), #

EX Swimming Pool (Swimming Pool Rider Attached)

Swimming Pool Heater

EX Swimming Pool Equipment

OS TV Antenna/Receiver/Satellite Dish

S Owned Leased

OS Water Heater(s)

OS Water Softener and/or Purifier

S Owned Leased

NA Boat Dock, ID #

NA Camera-Surveillance Equipment

NS Generator

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 licensees. **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.

 3/13/2022  
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 licensees 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 10/21. All previous versions of this document may no longer be valid. Copyright January 2022.





# LEAD BASED PAINT DISCLOSURE ADDENDUM

Disclosure of Information on Lead-Based Paint and/or  
Lead-Based Paint Hazards

1 SELLER: Robert Robinson

2  
3 PROPERTY: 37147 Somerset Rd Lacygne KS 66040

## Lead Warning Statement:

4  
5 Every purchaser of any interest in residential real property on which a residential dwelling was built  
6 prior to 1978 is notified that such property may present exposure to lead from lead-based paint that  
7 may place young children at risk of developing lead poisoning. Lead poisoning in young children  
8 may produce permanent neurological damage, including learning disabilities, reduced intelligence  
9 quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk  
10 to pregnant women. The seller of any interest in residential real property is required to provide the  
11 buyer with any information on lead-based paint hazards from risk assessments or inspections in the  
12 seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment  
13 or inspection for possible lead-based paint hazards is recommended prior to purchase.  
14

## Seller's Disclosure (Initial applicable lines)

15  
16 a. RR PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED  
17 PAINT HAZARDS: (check one below)

18 ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
19  
20

21 ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  
22

23 b. RR RECORDS AND REPORTS AVAILABLE TO THE SELLER:  
24 (check one below)

25 ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based  
26 paint and/or lead-based paint hazards in the housing (list documents below).  
27

28 ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based  
29 paint hazards in the housing.  
30

## Buyer's Acknowledgment (Initial applicable lines)

31 c. \_\_\_\_\_ BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED  
32 ABOVE

33 d. \_\_\_\_\_ BUYER HAS RECEIVED THE PAMPHLET  
34 "Protect Your Family from Lead in Your Home"

35 e. \_\_\_\_\_ BUYER HAS: (Check one below)

36 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment  
37 or inspection for the presence of lead-based paint or lead-based paint hazards; or

38 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of  
39 lead-based paint and/or lead-based paint hazards.  
40



41 **Licensee's Acknowledgment: (initial)**

42 f. KE Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852 and  
43 is aware of his/her responsibility to ensure compliance.

44 **Certification of Accuracy**

45 The following parties have reviewed the information above and certify, to the best of their knowledge, the  
46 information they have provided is true and accurate.

47  
48

49 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**  
50 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
51 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

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Robert Zyma Robert 3/11/2022  
SELLER DATE BUYER DATE

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SELLER DATE BUYER DATE

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Kelly Adams 3/10/2022  
LICENSEE ASSISTING SELLER DATE LICENSEE ASSISTING BUYER DATE

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## RESIDENTIAL SEPTIC SYSTEM ADDENDUM

SELLER:

Robert Lynn Robinette

BUYER:

PROPERTY:

37147 Somerset Rd Leawood KS 66240

The Property which is the subject of this Contract is not connected to a municipal or public sewer system. Sewage disposal is accomplished with a septic tank or similar installation. Septic systems may be subject to local, state and federal regulation. Installations which were proper at the time of original construction may not comply with governmental regulations which have been enacted since that time. **It is recommended that BUYER check with lender and/or local government authority regarding septic system inspection.**

Lenders are becoming more sensitive to environmental regulations, and it should be anticipated the BUYER'S financing may be conditioned upon proof that the septic system meets current regulatory requirements.

Even if a septic inspection is not required by lender or local government, BUYER is advised to consider an independent inspection of the septic system.

**In the event proof of regulatory compliance of the septic system is required by a lender, or is sought for any other reason, and it is determined the system does not comply, it may be necessary to bring the system into compliance. Significant expense may be involved.**

The cost of uncovering and recovering the septic tank lid(s), if needed, for purposes of this inspection will be paid by: **(Check One)** ☐ SELLER ☒ BUYER.

The cost of pumping the septic tank(s), if needed, for purposes of this inspection will be paid by: **(Check One)** ☐ SELLER ☒ BUYER.

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SELLER

DATE BUYER

DATE

SELLER

DATE BUYER

DATE

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## CYBER PROTECTION NOTICE

Because you are going to be involved in a real estate transaction where money is changing hands, you are a potential target for cyber-criminals. These sophisticated criminals could:

- a. Try to hack into your email account or the email of other persons involved in your transaction and direct you to send a wire to the hacker's account.
- b. They can even send you emails that appear to be from your agent, your closer or another trusted source.

If you receive wiring instructions, even if it appears legitimate, do not send any money to that account. Always call to verify such instructions.

**Always contact the closer directly before any money is wired.** To ensure it's the closing company:

- a. Do not use a phone number or other contact information from an email.
- b. Use a business number from another source (such as the closing company's website) to make sure you are actually talking to your closer and not someone intent on stealing your money.

I acknowledge the above information:

*Phil Lynn Platt* 3/10/2022  
\_\_\_\_\_  
BUYER/SELLER DATE

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BUYER/SELLER DATE

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