



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

SELLER (Indicate Marital Status):

Richard W. + Deborah A. Reed
(married)

PROPERTY:

21587 Oakcrest Rd, Spring Hill, KS 66083

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? 1988 (33 yrs) How long have you owned? 7 yrs 4 months
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:

Fenced in Back yard - Fenced in Pasture at Barn.

[Signature] Initials _____
SELLER | SELLER

Initials _____
BUYER | BUYER

6. ROOF.

- a. Approximate Age: 2 years ☐ Unknown Type: Shingle/composite
- 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: _____

new Roof installed 5/2020
new gutters installed 5/2020

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 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: Basement North/West corner
- 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: _____

new Sump pump 4/2021

Initials
SELLER | SELLER

Initials
BUYER | BUYER

9. ADDITIONS AND/OR REMODELING.

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes ☐ No ☒
If "Yes", explain in detail: _____
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? N/A ☒ Yes ☐ No ☐
If "No", explain in detail: _____

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other: _____
If well water, state type _____ depth _____ diameter _____ age _____
- b. If the drinking water source is a well, has water been tested for safety? N/A ☒ Yes ☐ No ☐
If "Yes", when was the water last checked for safety? _____ (attach test results)
- c. Is there a water softener on the Property? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- d. Is there a water purifier system? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer
☒ Septic System, Number of Tanks 1 ☐ Cesspool ☐ Lagoon ☐ Other _____
- f. Approximate location of septic tank and/or absorption field: _____
Between house and barn
- g. The location of the sewer line clean out trap is: Basement
- 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? 2/2015 By whom? Bill's Septic System
- 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 CPVC
The location of the main water shut-off is: Basement wall
- 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: _____

PR Initials
SELLER | SELLER

Initials _____
BUYER | BUYER

11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? Yes ☒ No ☐
☒ Central Electric ☐ Central Gas ☒ Heat Pump ☐ Window Unit(s)
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
1. Trane 2011 X Rear 5/10 Comfort Design
2. Carrier 2013 X Garage 5/10 Myself
- 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. Trane 2011 X Rear 5/10 Comfort Design
2. Carrier 2013 X Garage 5/10 Myself
- 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. Trane 2011 X Rear 5/10 Comfort Design
2. Carrier 2013 X Garage 18K 5/10 Myself
- e. Are you aware of any problems regarding these items? N.D. 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
Size of electrical panel(s) (total amps), if known: (2) 200 Amps = 400 Amp
- 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: Two large Tractor tires in back yard used as sand boxes.

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

- 209 a. The Property located outside of city limits? Yes ☒ No ☐
- 210 b. Any current/pending bonds, assessments, or special taxes that
- 211 apply to Property? Yes ☐ No ☒
- 212 If "Yes", what is the amount? \$ _____
- 213 c. Any condition or proposed change in your neighborhood or surrounding
- 214 area or having received any notice of such? Yes ☐ No ☒
- 215 d. Any defect, damage, proposed change or problem with any
- 216 common elements or common areas? Yes ☐ No ☒
- 217 e. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
- 218 f. Any streets that are privately owned? Yes ☒ No ☐
- 219 g. The Property being in a historic, conservation or special review district that
- 220 requires any alterations or improvements to the Property be approved by a
- 221 board or commission? Yes ☐ No ☒
- 222 h. The Property being subject to tax abatement? Yes ☐ No ☒
- 223 i. The Property being subject to a right of first refusal? Yes ☐ No ☐
- 224 If "Yes", number of days required for notice: _____
- 225 j. The Property being subject to covenants, conditions, and restrictions of a
- 226 Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
- 227 k. Any violations of such covenants and restrictions? N/A ☒ Yes ☐ No ☐
- 228 l. The Homeowner's Association imposing its own transfer fee and/or
- 229 initiation fee when the Property is sold? N/A ☒ Yes ☐ No ☐
- 230 If "Yes", what is the amount? \$ _____
- 231 m. The Property being subject to a Homeowners Association fee? Yes ☐ No ☒
- 232 If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of
- 233 \$ _____ payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to:

234 _____ and such includes:

235 _____

236 Homeowner's Association/Management Company contact name, phone number, website, or email address:

- 237 _____
- 238 _____
- 239 _____
- 240 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes ☐ No ☒

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

242 _____

243 *Street is owned by neighborhood and not maintained*

244 *by the county*

245 _____

246 _____

247 **15. PREVIOUS INSPECTION REPORTS.**

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

251 **16. OTHER MATTERS. ARE YOU AWARE OF:**

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

268  Initials _____

269 SELLER | SELLER

Initials _____

BUYER | BUYER

- 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:

Refrigerator 2017 - Dishwasher 2022 - Roof claim
↓ Replaced 2020 - Added insulation above garage
in 2016, new guttering system

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

Electric Company Name:	Energy	Phone #	
Gas Company Name:	N/A	Phone #	
Water Company Name:	Water 7	Phone #	
Trash Company Name:	Garbage disposal	Phone #	
Other:	Century Link internet	Phone #	
Other:	Dish - Satellite	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,	Storm windows, doors, screens
attached or hung	Window blinds, curtains, coverings
Fences (including pet systems)	and window mounting components


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Initials

BUYER BUYER

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

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

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

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

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

NA Air Conditioning Window Units, # _____
OS Air Conditioning Central System _____
OS Attic Fan _____
OS Ceiling Fan(s), # 2 _____
NA Central Vac and Attachments _____
NA Closet Systems _____
Location _____
Doorbell _____
OS Electric Air Cleaner or Purifier _____
NA Electric Car Charging Equipment _____
OS Exhaust Fan(s) - Baths _____
Fences - Invisible & Controls _____
Fireplace(s), # 1 _____
Location #1 Living Rm Location #2 _____
1 Chimney _____ Chimney _____
Gas Logs _____ Gas Logs _____
Gas Starter _____ Gas Starter _____
Heat Re-circulator _____ Heat Re-circulator _____
Insert _____ Insert _____
Wood Burning Stove _____ Wood Burning Stove _____
Other _____ Other _____
NA Fountain(s) _____
OS Furnace/Heat Pump/Other Heating System _____
OS Garage Door Keyless Entry _____
OS Garage Door Opener(s), # 2 _____
Garage Door Transmitter(s), # _____
NA Gas Yard Light _____
Humidifier _____
NA Intercom _____
NA Jetted Tub _____
KITCHEN APPLIANCES
Cooking Unit _____
OS Stove/Range _____
✓ Elec. _____ Gas _____ Convection _____
NA Built-in Oven _____
Elec. _____ Gas _____ Convection _____
NA Cooktop _____ Elec. _____ Gas _____
NS Microwave Oven _____
OS Dishwasher _____
NA Disposal _____
NA Freezer _____
Location _____
NS Refrigerator (#1) _____
Location Kitchen _____
NS Refrigerator (#2) _____
Location Garage _____
NA Trash Compactor _____

NS Laundry - Washer _____

NS Laundry - Dryer _____

✓ Elec. _____ Gas _____

MOUNTED ENTERTAINMENT EQUIPMENT

NA Item #1 _____
Location _____
Item #2 _____
Location _____
Item #3 _____
Location _____
Item #4 _____
Location _____
Item #5 _____
Location _____

NA Outside Cooking Unit _____

NA Propane Tank _____

Owned _____ Leased _____

EX Security System (NOT MONITORED) _____

✓ Owned _____ Leased _____

OS Smoke/Fire Detector(s), # _____

Shed(s), # _____

NA Spa/Hot Tub _____

NA Spa/Sauna _____

NA Spa Equipment _____

NA Sprinkler System Auto Timer _____

NA Sprinkler System Back Flow Valve _____

NA Sprinkler System (Components & Controls) _____

NA Statuary/Yard Art _____

NA Swing set/Playset _____

OS Sump Pump(s), # 1 _____

NA Swimming Pool (Swimming Pool Rider Attached) _____

NA Swimming Pool Heater _____

NA Swimming Pool Equipment _____

EX TV Antenna/Receiver/Satellite Dish _____

Owned ✓ Leased _____

OS Water Heater(s) _____

NA Water Softener and/or Purifier _____

Owned _____ Leased _____

NA Boat Dock, ID # _____

NS Camera-Surveillance Equipment _____

NA Generator _____

NS Other All Dog Kennel _____

Other panels in garage - _____

Other area + Around Back _____

Other AC unit _____

NS Other Garage air filter _____

Other _____

NA Initials _____
SELLER | SELLER

Initials _____
BUYER | BUYER

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:

2020-Shamrock Roofing, *All Seasons Siding + windows + paint
Dels Appliance - Dishwasher - All new Pella windows + house painted
New concrete patio poured 4/2020. - May 2020

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.

Richard W Reed 6/5/22 Debra L Reed 6/5/22
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.



RESIDENTIAL SEPTIC SYSTEM ADDENDUM

1 SELLER: RICHARD W. & DEBORAH A. REED (AMC)

2
3 BUYER: _____

4
5 PROPERTY: 21584 OAKCREST RD., SPRING HILL KS. 66083

6
7 The Property which is the subject of this Contract is not connected to a municipal or public sewer system. Sewage
8 disposal is accomplished with a septic tank or similar installation. Septic systems may be subject to local, state and
9 federal regulation. Installations which were proper at the time of original construction may not comply with
10 governmental regulations which have been enacted since that time. **It is recommended that BUYER check with**
11 **lender and/or local government authority regarding septic system inspection.**

12
13 Lenders are becoming more sensitive to environmental regulations, and it should be anticipated the BUYER'S
14 financing may be conditioned upon proof that the septic system meets current regulatory requirements.

15
16 Even if a septic inspection is not required by lender or local government, BUYER is advised to consider an
17 independent inspection of the septic system.

18
19 **In the event proof of regulatory compliance of the septic system is required by a lender, or is sought for any**
20 **other reason, and it is determined the system does not comply, it may be necessary to bring the system**
21 **into compliance. Significant expense may be involved.**

22
23 The cost of uncovering and recovering the septic tank lid(s), if needed, for purposes of this inspection will be paid
24 by: (Check One) ☒ SELLER ☐ BUYER.

25
26 The cost of pumping the septic tank(s), if needed, for purposes of this inspection will be paid by:
27 (Check One) ☒ SELLER ☐ BUYER.

28
29
30 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
31 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
32 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

33
34 x Richard W. Reed x 6/6/22
35 SELLER DATE BUYER DATE
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37 x Deborah A. Reed x 6/6/22
38 SELLER 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 09/19. All previous versions of this document may no longer be valid. Copyright January 2022.