



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

SELLER (Indicate Marital Status):

Julia A Ohrt

PROPERTY:

1604 Haskell Rd Williamsburg 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? UNKNOWN How long have you owned? 5 years

Does SELLER currently occupy the Property? Yes ☐ No ☒

If "No", how long has it been since SELLER occupied the Property? 5 years 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 Metal

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? unknown Yes ☐ No ☐

b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? unknown 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? unknown 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? unknown 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: Letter 6 Existing Survey pins and T posts

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6. ROOF.

- a. Approximate Age: 94 and 5 years ☐ Unknown Type: Metal
- 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: _____

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? N/A
Date of last use? N/A
- 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: Living quarters inside large building
- 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 NA depth NA diameter NA age NA
- 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: East side of building
- g. The location of the sewer line clean out trap is: East side of building
- h. Is there a sewage pump on the septic system? N/A ☒ Yes ☐ No ☐
- i. Is there a grinder pump system? unknown Yes ☐ No ☐
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? _____ By whom? Unknown Installed 45 yrs
- 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: Near Driveway
- 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: _____

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11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? Mini Split 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 18000 BTU 16 SEER mini split Htg/cooling
 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): East wall of larger building
 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? Unknown 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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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? unknown 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? unknown 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 a. Rural property

243 _____

244 _____

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

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

267 [Signature] Initials _____

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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? Microwave 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: Now/not replacing old one

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

Electric Company Name: Evergy Phone # 1-888-471-5275
Gas Company Name: N/A Phone # _____
Water Company Name: Rural Water Dist # 4 Phone # 785-746-5571
Trash Company Name: _____ 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,	Storm windows, doors, screens
attached or hung	Window blinds, curtains, coverings
Fences (including pet systems)	and window mounting components

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

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

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

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

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

328

329

330 NA Air Conditioning Window Units, # _____

331 NA Air Conditioning Central System

332 NA Attic Fan

333 OS Ceiling Fan(s), # 2

334 NA Central Vac and Attachments

335 NA Closet Systems

336 Location NA

337 NA Doorbell

338 NA Electric Air Cleaner or Purifier

339 NA Electric Car Charging Equipment

340 OS Exhaust Fan(s) – Baths

341 NA Fences – Invisible & Controls

342 Fireplace(s), # 0

343 Location #1 NA Location #2 NA

344 NA Chimney NA Chimney

345 NA Gas Logs NA Gas Logs

346 NA Gas Starter NA Gas Starter

347 NA Heat Re-circulator NA Heat Re-circulator

348 NA Insert NA Insert

349 NA Wood Burning Stove NA Wood Burning Stove

350 NA Other NA Other

351 NA Fountain(s)

352 OS Furnace/Heat Pump/Other Heating System

353 OS Garage Door Keyless Entry

354 OS Garage Door Opener(s), # 3

355 OS Garage Door Transmitter(s), # 3

356 NA Gas Yard Light

357 NA Humidifier

358 NA Intercom

359 NA Jetted Tub

360 KITCHEN APPLIANCES

361 Cooking Unit

362 NA Stove/Range

363 NA Elec. NA Gas NA Convection

364 NA Built-in Oven

365 NA Elec. NA Gas NA Convection

366 NA Cooktop NA Elec. NA Gas

367 OS Microwave Oven

368 NA Dishwasher

369 OS Disposal

370 NA Freezer

371 Location NA

372 NA Refrigerator (#1)

373 Location NA

374 NA Refrigerator (#2)

375 Location NA

376 NA Trash Compactor

NA Laundry - Washer

NA Laundry - Dryer

NA Elec. NA Gas

MOUNTED ENTERTAINMENT EQUIPMENT

NA Item #1 _____

Location _____

NA Item #2 _____

Location _____

NA Item #3 _____

Location _____

NA Item #4 _____

Location _____

NA Item #5 _____

Location _____

NA Outside Cooking Unit

NA Propane Tank

NA Owned NA Leased

NA Security System

NA Owned NA Leased

OS Smoke/Fire Detector(s), # 2

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

NA Swing set/Playset

NA Sump Pump(s), # _____

NA Swimming Pool (Swimming Pool Rider Attached)

NA Swimming Pool Heater

NA Swimming Pool Equipment

NA TV Antenna/Receiver/Satellite Dish

NA Owned NA Leased

OS Water Heater(s)

NA Water Softener and/or Purifier

NA Owned NA Leased

NA Boat Dock, ID # _____

NA Camera-Surveillance Equipment

NA Generator

NA Other _____

NA Other _____

NA Other _____

NA Other _____

NA Other _____

NA 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.

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.