



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

SELLER (Indicate Marital Status): Edward N. McCarthy & Margaret J. McCarthy Trust; Robert J. McCarthy Trustee; Karen Curtin Trustee

PROPERTY: 37200 W. 199th St. (aka US-56 Hwy), Edgerton, KS 66021; including 152ac +/-

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? House built in 1962 59-60 yr How long have you owned? 59-60 yr
Does SELLER currently occupy the Property? Since May 2019 Yes ☐ No ☒
If "No", how long has it been since SELLER occupied the Property? May 2019 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? Creek Floods 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? Yes ☒ No ☐
k. Any diseased, dead, or damaged trees or shrubs on the Property? N/A 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: Gas company has line through the property. They replaced

pip. about 15-20 yr ago. They did a safety check June 2022
oil pipeline east of the tower

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6. ROOF.

Replaced due to storm damage Fall 2019

- a. Approximate Age: 3yr years ☐ Unknown Type: Asphalt Shingles
- b. Have there been any problems with the roof, flashing or rain gutters? See above Yes ☐ No ☒
- c. Have there been any repairs to the roof, flashing or rain gutters? See above Yes ☐ No ☒
- d. Has there been any roof replacement? Oct 2019 Yes ☒ No ☐
- 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? Treated Yes ☒ No ☐
- b. Any damage to the Property by termites, wood destroying insects or other pests? Stairway area Yes ☐ No ☒
- c. Any termite, wood destroying insects or other pest control treatments on the Property in the last five (5) years? See above Yes ☐ No ☒
- d. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? See above Yes ☐ No ☒
- If "Yes", the annual cost of service renewal is \$ and the time remaining on the service contract is Yes ☐ No ☒
- (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 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? Window in lower BR replaced 2021 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 ☒
- i. Does the Property have a sump pump? Yes ☐ No ☒
- 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? Garage added when last 5 years Yes ☒ No ☐
If "Yes", explain in detail: Space created for elderly parent - west side of house
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? Nat. Sec. about this 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 hand dug depth 25 diameter 4" age 100 yr
- 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? less than 5 yr old
- 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: N of house (west east of patio)
Absorption - east of house, under patio
- g. The location of the sewer line clean out trap is: Back door - outside
- 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? By whom?
- k. Is there a sprinkler system? Does sprinkler system cover full yard and landscaped areas? Yes ☐ No ☒
If "No", explain in detail: N/A ☐ Yes ☐ No ☒
- 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: Basement NE corner
- 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:

When the house was built, copper was used but overtime, much was replaced w/ PVC

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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. 2009 ✓ Basement 2018
- 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. 2009 ✓ Basement 2018
- 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. 2000 2010 ✓ Basement
- 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): SW Basement Corner
- Size of electrical panel(s) (total amps), if known: 200
- 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: There may be a few tractor tires left

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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
- 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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- 268 m. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- 269 n. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- 270 o. Any added insulation since you have owned the Property? Yes ☐ No ☒
- 271 p. Having replaced any appliances that remain with the Property in the Yes ☐ No ☒
- 272 past five (5) years? Refrigerator less than 5 yr. 4-shedule washer/dryer
- 273 q. Any transferable warranties on the Property or any of its Yes ☐ No ☒
- 274 components?
- 275 r. Having made any insurance or other claims pertaining to the Property Yes ☐ No ☒
- 276 in the past five (5) years? Roof replaced
- 277 If "Yes", were repairs from claim(s) completed? Yes ☐ No ☒
- 278 s. Any use of synthetic stucco on the Property? N/A ☐ Yes ☒ No ☒
- 279
- 280

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

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

286 Electric Company Name: Evergy Phone # 888-471-5275

287 Gas Company Name: Kansas Gas Phone # 800-294-4780

288 Water Company Name: _____ Phone # _____

289 Trash Company Name: _____ Phone # _____

290 Other: _____ Phone # _____

291 Other: _____ Phone # _____

292

293 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

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

295 If "Yes" list: _____

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297

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299 Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

300

301 **19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

302 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and

303 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for

304 what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in

305 Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1

306 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-

307 printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the pre-

308 the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the

309 "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property

310 (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried,

311 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property,

312 including, but not limited to:

313

314 Attached shelves, racks, towel bars

315 Attached lighting

316 Attached floor coverings

317 Bathroom vanity mirrors,

318 attached or hung

319 Fences (including pet systems)

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321

Fireplace grates, screens, glass doors

Mounted entertainment brackets

Plumbing equipment and fixtures

Storm windows, doors, screens

Window blinds, curtains, coverings

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 OS Air Conditioning Central System
 332 OS Attic Fan
 333 OS Ceiling Fan(s), # 1 - Kitchen
 334 NA Central Vac and Attachments
 335 NA Closet Systems
 336 Location _____
 337 OS Doorbell
 338 NA Electric Air Cleaner or Purifier
 339 NA Electric Car Charging Equipment
 340 OS Exhaust Fan(s) - Baths
 341 Fences - Invisible & Controls
 342 NA Fireplace(s), # 0
 343 Location #1 _____ Location #2 _____
 344 _____ Chimney _____ Chimney
 345 _____ 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 OS Garage Door Keyless Entry
 354 OS Garage Door Opener(s), # 2
 355 NA Garage Door Transmitter(s), # _____
 356 NA Gas Yard Light
 357 NA Humidifier
 358 NA Intercom
 359 NA Jetted Tub
 360 KITCHEN APPLIANCES
 361 Cooking Unit
 362 NA ~~OS~~ Stove/Range
 363 _____ Elec. _____ Gas _____ Convection
 364 OS Built-in Oven
 365 _____ Elec. _____ Gas _____ Convection
 366 OS Cooktop _____ Elec. _____ Gas
 367 OS Microwave Oven
 368 OS Dishwasher
 369 NA Disposal
 370 NA Freezer
 371 Location _____
 372 OS Refrigerator (#1)
 373 Location Kitchen
 374 Refrigerator (#2)
 375 Location _____
 376 NA Trash Compactor

- OS Laundry - Washer stackables
OS 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
NA Security System
 _____ Owned _____ Leased
OS Smoke/Fire Detector(s), # _____
 Shed(s), # _____
NA Spa/Hot Tub
NA Spa/Sauna
 _____ Spa Equipment
 _____ Sprinkler System Auto Timer
 _____ Sprinkler System Back Flow Valve
 _____ Sprinkler System (Components & Controls)
 _____ Statuary/Yard Art
 _____ Swing set/Playset
 _____ Sump Pump(s), # _____
 _____ Swimming Pool (Swimming Pool Rider Attached)
 _____ Swimming Pool Heater
 _____ Swimming Pool Equipment
 _____ TV Antenna/Receiver/Satellite Dish
 _____ Owned _____ Leased
OS Water Heater(s)
OS Water Softener and/or Purifier
 _____ Owned _____ Leased
NA Boat Dock, ID # _____
 _____ Camera-Surveillance Equipment
✓ 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.

Karm Cuts
SELLER Co-Trustee

7/13/2022
DATE

[Signature]
SELLER Co-Trustee

8-9-22
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 guarantees 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.