

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

	Allison Blackburn A.S.P	
PROPERTY:	31812 Woodward Road, Louisburg, KS 66053	
1. NOTICE TO SELLER.		
	ossible when answering the questions in this disclosure. Attach additiona	al ch
	e comments. <u>SELLER understands that the law requires disclosure of an</u>	
	Property to prospective Buyer(s) and that failure to do so may result in c	
	ERS are not relieved of this obligation. This disclosure statement is de	
assist SELLER in making these disc	closures. Licensee(s), prospective buyers and buyers will rely on this info	orm
2. NOTICE TO BUYER.		
	nowledge of the Property as of the date signed by SELLER and is not a	sub
	nat BUYER may wish to obtain. It is not a warranty of any kind by SEI	
warranty or representation by the Br	roker(s) or their licensees.	
3. OCCUPANCY.	2 How long have you owned?	
Does SELLER currently occupy the	Property? 2	
If "No", how long has it been since S	2 How long have you owned? 2 Property? Yes SELLER occupied the Property? years/months	
	,,	
SELLER has never occupied the	e Property. SELLER to answer all questions to the best of SELLER'S kno	wle
4. TYPE OF CONSTRUCTION.	Manufactured Modular D Conventional/Wood Fram	ne
T r	Mobile Other	
	Mobile Other	
5. LAND (SOILS, DRAINAGE AN	D BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER	'S I
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DISCLUSURE ALSU. ARE I		
a. Any fill or expansive soil on	the Property? Yes	
 a. Any fill or expansive soil on b. Any sliding, settling, earth m 	the Property? Yes novement, upheaval or earth stability problems	
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SELLER

6.	RC	
	a.	Approximate Age: <u>2</u> years Unknown Type: <u>composition</u> Have there been any problems with the roof, flashing or rain gutters?
	b.	Have there been any problems with the roof, flashing or rain gutters?
	C.	If "Yes", what was the date of the occurrence?
	•	Date of and company performing such repairs
	Ь	Date of and company performing such repairs // Has there been any roof replacement?
	u.	If "Yes", was it: Complete or Partial
	~	What is the number of layers currently in place $2 - 1$ layers or \square lake n
	с.	What is the number of layers currently in place? <u>1</u> layers or \Box Unknown.
	14 -	any of the ensures in this postion are "Map" evaluin in detail or ottach all warrants information and at
		any of the answers in this section are "Yes", explain in detail or attach all warranty information and ot
	ao	cumentation:
7.		FESTATION. ARE YOU AWARE OF:
		Any termites, wood destroying insects, or other pests on the Property?
	b.	Any damage to the Property by termites, wood destroying insects or other
		pests?
	c.	Any termite, wood destroying insects or other pest control treatments on the
		Property in the last five (5) years?
		If "Yes", list company, when and where treated
	Ь	Any current warranty, bait stations or other treatment coverage by a licensed
	u.	pest control company on the Property?
		If "Vee" the oppuel cost of convice renewel is "
		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.
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	do	(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.
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8.	do ST AR a. b. c. d. e. f. g h. i. j. lf a	(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. any of the answers in this section are "Yes", explain in detail or attach all warranty information and ot cumentation: RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E YOU AWARE OF: Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes ☐ No Any corrective action taken including, but not limited to piering or bracing? Yes ☐ No Any water leakage or dampness in the house, crawl space or basement? Yes ☐ No Any corrective action taken including, but not limited to piering or bracing? Yes ☐ No Any dry rot, wood rot or similar conditions on the wood of the Property? Any problems with windows or exterior doors? Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☐ No Any ropblems with fireplace including, but not limited to firebox, chimney, Any ropblems with fireplace including, but not limited to firebox, chimney, Any ropblems with fireplace including, but not limited to firebox, chimney, Any ropblems with fireplace including, but not limited to firebox, chimney, Any ropblems with fireplace including, but not limited to firebox, chimney,
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	DITIONS AND/OR REMODELING. Are you aware of any additions, structural changes, or other material alterations to	
	the Property?	Y
	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🗖 Y
	If "No", explain in detail:	
	LUMBING RELATED ITEMS.	
a	What is the drinking water source? 🗹 Public 🔲 Private 🗌 Well 🔲 Cistern 🔲 Other:	
	If well water, state type depth diameter age	-
b	If well water, state type depth diameter age If the drinking water source is a well, has water been tested for safety?N	/A🗹 Y
	If "Yes", when was the water last checked for safety? (attach test results)	
C.	Is there a water softener on the Property?	Y
	If "Yes", is it:	
d	Is there a water purifier system?	Y
	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:	
g	The location of the sewer line clean out trap is: Basement Is there a sewage pump on the septic system? Number of the septic system?	
h	Is there a sewage pump on the septic system?N	/A 🗌 Y
i.	Is there a grinder pump system?	Y
j.	If there is a privately owned system, when was the septic tank, cesspool, or sewage	
	system last serviced? na By whom?	
k.	Is there a sprinkler system?	<u></u> Y
	Does sprinkler system cover full yard and landscaped areas?	/A🗹 Y
	If "No", explain in detail:	
١.	Are you aware of any leaks, backups, or other problems relating to any of the	
	plumbing, water, and sewage related systems?	Y
	. Type of plumbing material currently used in the Property:	
m		
m	Copper 🔲 Galvanized 🔲 PVC 🗹 PEX 🛄 Other	
	Copper Galvanized PVC PEX Other	
	Copper 🔲 Galvanized 🔲 PVC 🗹 PEX 🛄 Other	

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155	11.		ATING AND AIR CONDITIONING.	
156		a.	Does the Property have air conditioning?	Yes 🖌 No 🗌
157			Central Electric Central Gas Heat Pump Window Unit(s)	
158			Unit Age of Unit Leased Owned Location Last Date Serviced/By W	hom?
159				
160				
161		h	<u>Does the Property have heating systems?</u>	Yes No
162		Ν.	Electric Fuel Oil Natural Gas Heat Pump Propane	
163			Fuel Tank Other	
164			Unit Age of Unit Leased Owned LocationLast Date Serviced/By W	hom?
165			<u>d Contraction Leased Owned Location Last Date Serviced/Dy W</u>	
166			2.	
		-	Are there rooms without heat or air conditioning?	
167				
168			If "Yes", which room(s)?	
169		d.		
170			Electric Gas Solar Tankless	
171			Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By	<u>/ Whom?</u>
172			<u>1. 2</u>	
173			<u>2.</u> 2	
174		e.	Are you aware of any problems regarding these items?	Yes 🗖 No 🖌
175			If "Yes", explain in detail:	
176				
177				
178				
179	12	FI	ECTRICAL SYSTEM.	
180			Type of material used: 🗹 Copper 🔲 Aluminum 🔲 Unknown	
181			Type of electrical panel(s): S Breaker Fuse	
182		м.	Location of electrical panel(s): Basement	
183				
184		~	Size of electrical panel(s) (total amps), if known: Are you aware of any problem with the electrical system?	
		С.		
185			If "Yes", explain in detail:	
186				
187				
188				
189	13.	HA	ZARDOUS CONDITIONS. ARE YOU AWARE OF:	
190		а.	Any underground tanks on the Property?	
191			Any landfill on the Property?	
192			Any toxic substances on the Property (e.g. tires, batteries, etc.)?	Yes 🗖 No 🗹
193		d.	Any contamination with radioactive or other hazardous material?	Yes 🔲 No 🗹
194		e.	Any testing for any of the above-listed items on the Property?	Yes 🗖 No 🖌
195		f.	Any professional testing/mitigation for radon on the Property?	
196		g.	Any professional testing/mitigation for mold on the Property?	
197		h.	Any other environmental issues?	
198		i.	Any controlled substances ever manufactured on the Property?	
199		j.	Any methamphetamine ever manufactured on the Property?	
		J.	(In Missouri, a separate disclosure is required if methamphetamine or other controlle	
200				
201			substances have been produced on the Property, or if any resident of the Property has	15
202			been convicted of the production of a controlled substance.)	
203		• •		•. • •
204			any of the answers in this section are "Yes", explain in detail or attach test	results and other
205		do	cumentation:	
206				
207				
		L		

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208	14. N	EIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU A	WARE OF:
209		. The Property located outside of city limits?	Yes 🗹 No 🗖
210	k	 Any current/pending bonds, assessments, or special taxes that 	
211		apply to Property?	Yes 🗖 No 🗹
212		If "Vas" 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
215		Any defect, damage, proposed change or problem with any	
216		common elements or common areas?	
217		 Any condition or claim which may result in any change to assessments or fees? 	Voc
217		Any streets that are privately owned?	
219	ç	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?	
222		. The Property being subject to tax abatement?	
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?	
228	i	The Homeowner's Association imposing its own transfer fee and/or	
229	•	initiation fee when the Property is sold?	
230	_	If "Yes", what is the amount? \$	
231		n. The Property being subject to a Homeowners Association fee?	
232		If "Yes", Homeowner's Association dues are paid in full until in t	he amount of
233		\$payableyearlysemi-annuallymonthlyquarterly, sen	
234			and such includes:
235			
		Homeowner's Association/Management Company contact name, phone number, w	ebsite, or email address:
236			
236 237			
237			
237 238			
237 238 239			viation fee? Ves No
237 238 239 240	ı	The Property being subject to a secondary Master Community Homeowners Assoc	siation fee? Yes No
237 238 239 240 241		The Property being subject to a secondary Master Community Homeowners Assoc	
237 238 239 240 241 242			
237 238 239 240 241 242 243		The Property being subject to a secondary Master Community Homeowners Assoc	
237 238 239 240 241 242 243 243 244		The Property being subject to a secondary Master Community Homeowners Assoc	
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237 238 239 240 241 242 243 244 245 246	ľ	n. The Property being subject to a secondary Master Community Homeowners Assoc	ttach other documentation:
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237 238 239 240 241 242 243 244 245 246 247 248 249	ľ	The Property being subject to a secondary Master Community Homeowners Association and the answers in this section are "Yes" (except m), explain in detail or at PREVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	ttach other documentation:
237 238 239 240 241 242 243 244 245 246 247 248 249 250	 	 The Property being subject to a secondary Master Community Homeowners Assoc any of the answers in this section are "Yes" (except m), explain in detail or at PREVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	ttach other documentation:
237 238 239 240 241 242 243 244 245 246 247 248 249 250 251	15. 1 16. C	 The Property being subject to a secondary Master Community Homeowners Assoc any of the answers in this section are "Yes" (except m), explain in detail or at PREVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	ttach other documentation:
237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252	15. 1 16. C	 The Property being subject to a secondary Master Community Homeowners Assoc any of the answers in this section are "Yes" (except m), explain in detail or at PREVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	ttach other documentation:
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237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254	15. 1 16. C a	The Property being subject to a secondary Master Community Homeowners Assoc any of the answers in this section are "Yes" (except m), explain in detail or at PREVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. THER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls □Common areas □ Easement Driveways Any fire damage to the Property?	ttach other documentation: Yes No ☑
237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255	15. I 16. C	The Property being subject to a secondary Master Community Homeowners Assoce any of the answers in this section are "Yes" (except m), explain in detail or at PREVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. THER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls □Common areas □ Easement Driveways Any fire damage to the Property? Any liens, other than mortgage(s)/deeds of trust currently on the Property?	ttach other documentation: Yes No
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Seller's Disclosure and Condition of Property Addendum – Residential Page 5 of 8

268	m.	Any existing or threatened legal action per	taining to the Property	/?Yes 🗖 No 🖌
269				Yes No
270		Any added insulation since you have owne		Yes No
271		Having replaced any appliances that rema		
272	•			Yes 🗖 No 🖌
273	q.	Any transferable warranties on the Propert	y or any of its	
274				Yes 🗌 No 🖌
275	r.	Having made any insurance or other claim	s pertaining to the Pro	operty
276		in the past five (5) years?		Yes No
277				N/A Yes No
278	S.	Any use of synthetic stucco on the Propert	y?	Yes 🗌 No 🗹
279 280	lf a	any of the answers in this section are "Ye	e" ovolain in dotail.	
281		iny of the answers in this section are the		
282				
283				
284				
285	17. UT	ILITIES. Identify the name and phone numl	per for utilities listed b	elow.
286		Electric Company Name:	Evergy	Phone #_
287		Gas Company Name: pr	ropane	Phone #
288		Water Company Name:	RW1	Phone #
289			ardner	Phone #_
290		Other:		Phone #_
291 292		Other:		_Phone #
294 295 296 297		y technology or systems staying with the Pro Yes" list:	operty?	N/A♥Yes No
298				
299	Up	on Closing SELLER will provide BUYER wit	h codes and passwore	ds, or items will be reset to factory settings.
300	40 EIV			
301 302		TURES, EQUIPMENT AND APPLIANCES		aph of the residential Seller's Disclosure and
302				LS, or other promotional material, provides for
304				the "Additional Inclusions" or "Exclusions" in
305				isclosure and the pre-printed list in Paragraph 1
306				ons" listed, the Seller's Disclosure and the pre-
307				differences between the Seller's Disclosure and
308				nodified by the Seller's Disclosure and/or the
309				or 1c, all existing improvements on the Property
310				agrees to own free and clear), whether buried,
311			rmanently attached to	Property are expected to remain with Property,
312	inc	luding, but not limited to:		
313				
314		Attached shelves, racks, towel bars	Fireplace grates, sci	
315		Attached lighting	Mounted entertainm	
316		Attached floor coverings	Plumbing equipmen	
317		Bathroom vanity mirrors,	Storm windows, doo	
318		attached or hung	Window blinds, curta	•
319 320		Fences (including pet systems)	and window mou	inting components
320 321				
521				

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SEdelloop verifier	S	ELLER	

322 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). 323 324 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition. 325 "NA" = Not applicable (any item not present). 326 "NS" = Not staying with the Property (item should be identified as "NS" below.) 327 328 329 330 na Air Conditioning Window Units, # ns Laundry - Washer os Air Conditioning Central System ns Laundry - Drver 331 na Attic Fan 332 Elec. Gas 333 os Ceiling Fan(s), # 3 MOUNTED ENTERTAINMENT EQUIPMENT 334 NA Central Vac and Attachments Item #1 Location_____ 335 NA Closet Systems 336 Location Item #2 337 os Doorbell Location 338 NA Electric Air Cleaner or Purifier Item #3 339 NA Electric Car Charging Equipment Location 340 OS Exhaust Fan(s) – Baths Item #4 341 NA Fences – Invisible & Controls Location 342 Fireplace(s), # Item #5 1 Location #1 MAIN FLOOR Location #2 343 Location 344 Chimney na Outside Cooking Unit Chimney 345 Х Gas Logs Gas Logs Propane Tank Gas Starter 346 Gas Starter Owned x Leased Heat Re-circulator Heat Re-circulator na Security System 347 348 Insert Insert Owned Leased 349 Wood Burning Stove Wood Burning Stove os6 Smoke/Fire Detector(s), # 6 350 Other na Shed(s), # Other. 351 NA Fountain(s) na Spa/Hot Tub 352 os Furnace/Heat Pump/Other Heating System os Spa/Sauna os Garage Door Keyless Entry na Spa Equipment 353 354 os Garage Door Opener(s), # 2 na Sprinkler System Auto Timer OS Garage Door Transmitter(s), # 2 na Sprinkler System Back Flow Valve 355 NA Gas Yard Light na Sprinkler System (Components & Controls) 356 NA Humidifier 357 na Statuary/Yard Art 358 NA Intercom na Swing set/Playset NA Jetted Tub na Sump Pump(s), # 359 **KITCHEN APPLIANCES** na Swimming Pool (Swimming Pool Rider Attached) 360 na Swimming Pool Heater **Cooking Unit** 361 na Swimming Pool Equipment 362 os Stove/Range na TV Antenna/Receiver/Satellite Dish 363 Elec. x Gas Convection 364 Built-in Oven Owned Leased os Water Heater(s) 365 Elec. Gas Convection Cooktop na Water Softener and/or Purifier 366 Elec. Gas 367 Microwave Oven Owned Leased na Boat Dock, ID # 368 os Dishwasher 369 os Disposal ns Camera-Surveillance Equipment 370 NA Freezer Generator 371 Location Other 372 NS Refrigerator (#1) Other 373 Location Other Kitchen 374 Refrigerator (#2) Other 375 Location Other 376 Trash Compactor Other



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