



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

**SELLER (Indicate Marital Status):** Jeffrey E. Cakin and Angeline M. Cakin, a married couple

**PROPERTY:** 3161 Florida Road Pomona, KS 66076

## 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? 26 yrs. (1997) How long have you owned? 11 yrs  
Does SELLER currently occupy the Property? ..... Yes ☐ No ☒  
If "No", how long has it been since SELLER occupied the Property? 1 month 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 Earth Contact

## 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:

See Attached Form

[Signature] Initials AC  
SELLER SELLER

Initials                        
BUYER BUYER

6. ROOF.

- a. Approximate Age: 10 years ☐ Unknown Type: Asphalt Yes ☒ No ☐
- b. Have there been any problems with the roof, flashing or rain gutters? ..... Yes ☒ No ☐  
If "Yes", what was the date of the occurrence? Date we purchased the property
- c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes ☒ No ☐  
Date of and company performing such repairs: Please see form for details
- 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:

See Attached Form

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: Treated shop area with chemicals ourselves
- 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:

See Attached Form

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF:

- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? ..... Yes ☐ No ☒
- b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? ..... Yes ☒ No ☐
- c. Any corrective action taken including, but not limited to piling or bracing? ..... Yes ☐ No ☒
- d. Any water leakage or dampness in the house, crawl space or basement? ..... Yes ☐ No ☒
- e. Any dry rot, wood rot or similar conditions on the wood of the Property? ..... Yes ☐ No ☒
- f. Any problems with windows or exterior doors? ..... Yes ☐ No ☒
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? ..... Yes ☐ No ☒
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? ..... N/A ☐ Yes ☐ No ☒  
Date of any repairs, inspection(s) or cleaning? October 2019  
Date of last use? October 2019
- 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:

See Attached Form

   
SELLER SELLER

Initials

Initials

   
BUYER BUYER

- 112 9. ADDITIONS AND/OR REMODELING.
- 113 a. Are you aware of any additions, structural changes, or other material alterations to
- 114 the Property? ..... Yes ☒ No ☐
- 115 If "Yes", explain in detail: See Attached Form
- 116
- 117 b. If "Yes", were all necessary permits and approvals obtained, and was all work in
- 118 compliance with building codes? ..... N/A ☐ Yes ☒ No ☐
- 119 If "No", explain in detail: \_\_\_\_\_
- 120
- 121

122 10. PLUMBING RELATED ITEMS.

- 123 a. What is the drinking water source? ☐ Public ☐ Private ☒ Well ☐ Cistern ☐ Other: \_\_\_\_\_
- 124 If well water, state type Unk depth Unk diameter Unk age Unk
- 125 b. If the drinking water source is a well, has water been tested for safety? ..... N/A ☐ Yes ☒ No ☐
- 126 If "Yes", when was the water last checked for safety? 04/20/2012 (attach test results)
- 127 c. Is there a water softener on the Property? ..... Yes ☒ No ☐
- 128 If "Yes", is it: ☐ Leased ☒ Owned?
- 129 d. Is there a water purifier system? ..... Yes ☒ No ☐
- 130 If "Yes", is it: ☐ Leased ☒ Owned?
- 131 e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer
- 132 ☐ Septic System, Number of Tanks \_\_\_\_\_ ☐ Cesspool ☒ Lagoon ☐ Other \_\_\_\_\_
- 133 f. Approximate location of septic tank and/or absorption field: \_\_\_\_\_
- 134 Approximately 100 yards East of the house
- 135 g. The location of the sewer line clean out trap is: Approximately 20 yards East of the house near the N. end
- 136 h. Is there a sewage pump on the septic system? ..... N/A ☐ Yes ☐ No ☒
- 137 i. Is there a grinder pump system? ..... Yes ☐ No ☒
- 138 j. If there is a privately owned system, when was the septic tank, cesspool, or sewage
- 139 system last serviced? July 2021 By whom? Wadewitz Services LLC
- 140 k. Is there a sprinkler system? ..... Yes ☐ No ☒
- 141 Does sprinkler system cover full yard and landscaped areas? ..... N/A ☒ Yes ☐ No ☐
- 142 If "No", explain in detail: \_\_\_\_\_
- 143 l. Are you aware of any leaks, backups, or other problems relating to any of the
- 144 plumbing, water, and sewage related systems? ..... Yes ☐ No ☒
- 145 m. Type of plumbing material currently used in the Property:
- 146 ☐ Copper ☐ Galvanized ☐ PVC ☒ PEX ☐ Other \_\_\_\_\_
- 147 The location of the main water shut-off is: Mud Room
- 148 n. Is there a back flow prevention device on the lawn sprinkling system,
- 149 sewer or pool? ..... N/A ☒ Yes ☐ No ☐
- 150

151 If your answer to (l) in this section is "Yes", explain in detail or attach available

152 documentation:

153 See Attached Form

154

SELLER SELLER

Initials

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. 2 years ☐ ☒ In loft above garage, Aug 2021, Theel Plumbing, Heating + Cooling  
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. 2 years ☐ ☒ In loft above garage, Aug 2021, Theel Plumbing, Heating + Cooling  
2. ☐ ☒  
c. Are there rooms without heat or air conditioning? ..... Yes ☒ No ☐  
If "Yes", which room(s)? Mud Room, Storage Room between Living Room + Bedroom  
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. 4 years ☐ ☒ Mud Room, Unit, 4 yrs ago, Theel Plumbing, Heating + Cooling  
2. ☐ ☒  
e. Are you aware of any problems regarding these items? ..... Yes ☐ No ☒  
If "Yes", explain in detail:

N/A

12. ELECTRICAL SYSTEM.

- a. Type of material used: ☐ Copper ☐ Aluminum ☒ Unknown  
b. Type of electrical panel(s): ☒ Breaker ☐ Fuse  
Location of electrical panel(s): Mud Room  
Size of electrical panel(s) (total amps), if known: 200 Amp  
c. Are you aware of any problem with the electrical system? ..... Yes ☐ No ☒  
If "Yes", explain in detail:

N/A

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:

See Attached Form

 Initials  
SELLER SELLER

Initials    
BUYER BUYER

**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:**

*See Attached Form*

**15. PREVIOUS INSPECTION REPORTS.**

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

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

- a. Any of the following?  
☐ Party walls ☐ Common areas ☐ Easement Driveways ..... Yes ☐ No ☒
- b. Any fire damage to the Property? ..... Yes ☐ No ☒
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes ☐ No ☒
- d. Any violations of laws or regulations affecting the Property? ..... Yes ☐ No ☒
- e. Any other conditions that may materially affect the value or desirability of the Property? ..... Yes ☐ No ☒
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? ..... Yes ☐ No ☒
- g. Any animals or pets residing in the Property during your ownership? ..... Yes ☒ No ☐
- h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? ..... Yes ☐ No ☒
- i. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes ☒ No ☐  
List locks without keys: *Pass through garage to home door*
- 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 ☒

*[Signature]*  
SELLER

Initials

Initials

*[Signature]*  
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:

See attached form

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

Electric Company Name: <u>Evergy</u>	Phone #: <u>1800 383-1183</u>
Gas Company Name: <u>N/A</u>	Phone #: _____
Water Company Name: <u>N/A</u>	Phone #: _____
Trash Company Name: <u>Ottawa Sanitation</u>	Phone #: <u>785-242-3227</u>
Other: <u>Kwikom Internet</u>	Phone #: <u>1800 379-7292</u>
Other: _____	Phone #: _____

**18. ELECTRONIC SYSTEMS AND COMPONENTS.**

Any technology or systems staying with the Property? ..... N/A ☐ Yes ☐ No ☒  
If "Yes" list:

N/A

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

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

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

Attached shelves, racks, towel bars	Fireplace grates, screens, glass doors
Attached lighting	Mounted entertainment brackets
Attached floor coverings	Plumbing equipment and fixtures
Bathroom vanity mirrors, attached or hung	Storm windows, doors, screens
Fences (including pet systems)	Window blinds, curtains, coverings and window mounting components

[Signature] Initials  
SELLER SELLER

Initials                
BUYER BUYER

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 N/A Air Conditioning Window Units, # \_\_\_\_\_  
 331 OS Air Conditioning Central System \_\_\_\_\_  
 332 OS Attic Fan \_\_\_\_\_  
 333 OS Ceiling Fan(s), # 6  
 334 N/A Central Vac and Attachments \_\_\_\_\_  
 335 OS Closet Systems \_\_\_\_\_  
 336 Location Master Bedroom  
 337 N/A Doorbell \_\_\_\_\_  
 338 N/A Electric Air Cleaner or Purifier \_\_\_\_\_  
 339 N/A Electric Car Charging Equipment \_\_\_\_\_  
 340 OS Exhaust Fan(s) – Baths \_\_\_\_\_  
 341 OS Fences – Invisible & Controls \_\_\_\_\_  
 342 Fireplace(s), # 1  
 343 Location #1 Living Room Location #2 \_\_\_\_\_  
 344 \_\_\_\_\_ Chimney \_\_\_\_\_ Chimney  
 345 \_\_\_\_\_ Gas Logs \_\_\_\_\_ Gas Logs  
 346 \_\_\_\_\_ Gas Starter \_\_\_\_\_ Gas Starter  
 347 \_\_\_\_\_ Heat Re-circulator \_\_\_\_\_ Heat Re-circulator  
 348 X Insert \_\_\_\_\_ Insert  
 349 \_\_\_\_\_ Wood Burning Stove \_\_\_\_\_ Wood Burning Stove  
 350 \_\_\_\_\_ Other \_\_\_\_\_  
 351 N/A Fountain(s) \_\_\_\_\_  
 352 OS Furnace/Heat Pump/Other Heating System \_\_\_\_\_  
 353 N/A Garage Door Keyless Entry \_\_\_\_\_  
 354 OS Garage Door Opener(s), # 2  
 355 OS Garage Door Transmitter(s), # 2  
 356 N/A Gas Yard Light \_\_\_\_\_  
 357 N/A Humidifier \_\_\_\_\_  
 358 N/A Intercom \_\_\_\_\_  
 359 N/A Jetted Tub \_\_\_\_\_  
 360 KITCHEN APPLIANCES  
 361 Cooking Unit  
 362 OS Stove/Range  
 363 X Elec. \_\_\_\_\_ Gas \_\_\_\_\_ Convection  
 364 N/A Built-in Oven  
 365 \_\_\_\_\_ Elec. \_\_\_\_\_ Gas \_\_\_\_\_ Convection  
 366 \_\_\_\_\_ Cooktop \_\_\_\_\_ Elec. \_\_\_\_\_ Gas  
 367 \_\_\_\_\_ Microwave Oven  
 368 OS Dishwasher  
 369 OS Disposal  
 370 N/A Freezer  
 371 Location \_\_\_\_\_  
 372 OS Refrigerator (#1)  
 373 Location Kitchen  
 374 N/A Refrigerator (#2)  
 375 Location \_\_\_\_\_  
 376 N/A Trash Compactor

N/A Laundry - Washer  
N/A Laundry - Dryer  
 \_\_\_\_\_ Elec. \_\_\_\_\_ Gas  
 MOUNTED ENTERTAINMENT EQUIPMENT  
N/A Item #1 \_\_\_\_\_  
 \_\_\_\_\_ Location \_\_\_\_\_  
 \_\_\_\_\_ Item #2 \_\_\_\_\_  
 \_\_\_\_\_ Location \_\_\_\_\_  
 \_\_\_\_\_ Item #3 \_\_\_\_\_  
 \_\_\_\_\_ Location \_\_\_\_\_  
 \_\_\_\_\_ Item #4 \_\_\_\_\_  
 \_\_\_\_\_ Location \_\_\_\_\_  
 \_\_\_\_\_ Item #5 \_\_\_\_\_  
 \_\_\_\_\_ Location \_\_\_\_\_  
N/A Outside Cooking Unit  
N/A Propane Tank  
 \_\_\_\_\_ Owned \_\_\_\_\_ Leased  
N/A Security System  
 \_\_\_\_\_ Owned \_\_\_\_\_ Leased  
OS Smoke/Fire Detector(s), # 4  
OS Shed(s), # 1  
N/A Spa/Hot Tub  
N/A Spa/Sauna  
N/A Spa Equipment  
N/A Sprinkler System Auto Timer  
N/A Sprinkler System Back Flow Valve  
N/A Sprinkler System (Components & Controls)  
N/A Statuary/Yard Art  
N/A Swing set/Playset  
N/A Sump Pump(s), # \_\_\_\_\_  
N/A Swimming Pool (Swimming Pool Rider Attached)  
N/A Swimming Pool Heater  
N/A Swimming Pool Equipment  
EX TV Antenna/Receiver/Satellite Dish  
X Owned \_\_\_\_\_ Leased  
OS Water Heater(s)  
OS Water Softener and/or Purifier  
X Owned \_\_\_\_\_ Leased  
NA Boat Dock, ID # \_\_\_\_\_  
N/A Camera-Surveillance Equipment  
N/A Generator  
 \_\_\_\_\_ Other \_\_\_\_\_  
 \_\_\_\_\_ Other \_\_\_\_\_  
 \_\_\_\_\_ Other \_\_\_\_\_  
 \_\_\_\_\_ Other \_\_\_\_\_  
 \_\_\_\_\_ Other \_\_\_\_\_  
 \_\_\_\_\_ Other \_\_\_\_\_

AC OC  
 SELLER SELLER

Initials

Initials

BUYER BUYER

377 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not  
378 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,  
379 invoices, notices or other documents describing or referring to the matters revealed herein:  
380  
381  
382  
383

See Attached Form

384 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing  
385 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or  
386 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to  
387 prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee**  
388 **assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee**  
389 **assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER**  
390 **and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # \_\_\_\_\_ of**  
391 **pages).**  
392

393 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**  
394 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
395 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**  
396  
397  
398  
399

400  08/03/23  8/3/23  
401 SELLER DATE SELLER DATE  
402

403 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**  
404

- 405 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge  
406 and SELLER need only make an honest effort at fully revealing the information requested.  
407 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees  
408 concerning the condition or value of the Property.  
409 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)  
410 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.  
411 I have been specifically advised to have Property examined by professional inspectors.  
412 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.  
413 5. I specifically represent there are no important representations concerning the condition or value of Property made  
414 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.  
415  
416  
417  
418  
419

   
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 2023.



**3161 FLORIDA RD POMONA, KS 66076**

**SELLER'S DISCLOSURE AND CONDITION OF PROPERTY EXPLANATIONS  
(RESIDENTIAL)**

**SECTION 5g:** The property has an owned partial fence along the North edge of the property. The neighbor to the North recently installed an additional barbed wire fence along the North boundary of the property.

The East boundary has an older barbed wire fence along it. The South boundaries have fence posts and possibly still some of the survey markers along the property line. There are some small sections of fence along the south border that may still remain, but it's mainly marked by fence posts.

**SECTION 5h:** The property was surveyed by the previous owners prior to us purchasing the home. When we purchased the home, there were survey markers along the boundaries. We did not disturb or remove any of the ones in the East field and timber. They may still be there, or they may have been destroyed by nature over time.

**SECTION 5k:** There are many trees and bushes throughout the property. Some trees in the back timber have died or may currently be dying. None in large numbers. We are unaware of any disease effecting any of the flora on the property. Just nature and natural succession.

**SECTION 6:** When we purchased the home, even after our home inspection we were unaware of any major roof problems. It was later found that our home inspector failed to complete a thorough inspection, which included the roof and attic space. This will also be explained in the later section that asks about it. Shortly after we took possession of the home in the summer of 2012, we noticed that after it rained there was water leaking through the porch roof and onto the porch. We went up into the attic space to see if there were any other leaks. At that time, we noticed what looked to be black mold on the rafters of the house. We immediately called a mold inspector(Jerry Marshall Mold Inspections of Emporia) and had him come out. When he came out, he stated that there was mold throughout the attic and that it was most likely due to poor ventilation in the attic. We had another home inspection done by a separate company(Home Inspections of Kansas out of Emporia) from the initial inspection, to come do another complete home inspection. It was then that this company found that the attic had extremely insufficient soffit ventilation and insufficient top ventilation which was causing moisture in the attic due to the difference in temperatures in the attic and the house below. We then called a roofing and mold remediation company(H.I.S Company LLC from Topeka) to come and asses what needed to be done. When they looked at the roof they found that the previous owners or someone had installed 2 sheets of decking on top of each other before shingling the roof. There were not enough soffit vents for the size/length of roof, the top vents were

time of purchase there was also a small crack on the floor of the porch, which remains today. That crack has not changed in size or expanded any since our ownership.

**SECTION 9a: *We have had the following upgrades recently done to the home:***

***New toilets in both bathrooms(All Seasons Plumbing Ottawa, Kansas July 2023)***

***New carpet throughout the home(Home Depot Lawrence, Kansas July 2023)***

***New flooring in both bathrooms(Crooks Flooring Ottawa, Kansas July 2023)***

***New flooring in the mudroom and laundry room(Crooks Flooring Ottawa, Kansas July 2023)***

***New kitchen cabinet hardware(July 2023)***

***New vinyl siding and trim was installed over the entire house(P.M Services LLC Wichita, Kansas June 2021)***

***A new HVAC Heat Pump was installed in the spring of 2021(Theel Plumbing, Heating and Cooling Osage City, Kansas). The new HVAC is the top of the line for the brand. It comes with Bluetooth, WiFi capabilities. It has a built in dehumidifier which can be set to automatically turn on when the humidity reaches a certain level. It can be programmed to automatically change temperatures and modes depending on time of day, outside weather, etc.***

***All new HVAC duct work was installed throughout the home when the new HVAC was installed(Theel Plumbing, Heating and Cooling Osage City, Kansas Spring 2021).***

***We replaced all water lines of the house. We changed the water lines from CPVC to PEX and added a shutoff manifold for the lines, both hot and cold. This was so you could shut off lines individually and not have to shut the main off. This is installed in the mud room above the water heater(Theel Plumbing, Heating and Cooling Osage City, Kansas Winter 2018)***

**SECTION 10:** The home has well water. The well pump house is located in the front yard of the home. The well has a submersible pump and a pressure tank. The well house is fully insulated and comes with heat lamps and installed heat tape with thermostat for the winters. We had the water tested prior to our purchase. The water from the well is our favorite water to drink.

When we purchased the home, it came with the top of the line water softener, which is still installed. It needs serviced with new carbon every 2 or 3 years.

When we purchased the home, we had a large water filter installed next to the water softener.

The sewage system is a lagoon. In July 2021, we had the lagoon completely redone. The sides were reshaped and graded and the fencing and gate surrounding it was torn out and replaced. This work was done by Wadewitz Services out of Ottawa, Kansas.

**SECTION 13:** Please read the section on the roof and it's repairs/mold remediation. In addition to the above mentioned remediation, we also had the entire home treated with an O3 purifier

to ensure that any residual mold spores present in the home were killed. We had the home tested again, once the roof was complete and the remediation was complete. The test included not only areas within the attic but also inside of the walls in all rooms as well as the rooms themselves. This included air quality checks in each room and within the walls.

**SECTION 14a:** The home and land does sit outside the city limits of Ottawa and Pomona. We are considered in the county.

**SECTION 16n:** When we purchased the home, the company/individual who performed our home inspection did not do their due diligence when completing the inspection. The lack of due diligence led to us having to have extremely costly repairs done to the roof and attic, along with mold remediation and testing. Because of these mistakes made by our home inspector, we initiated litigation against the company. This was settled out of court with us and the company.

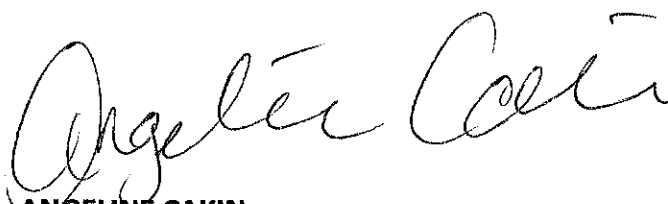
**SECTION 16o:** In 2018 we added additional cellulose blow in insulation to the attic to increase the R value of the attic.

**SECTION 16p:** In 2018 we replaced the dishwasher in the kitchen.

#### **SELLERS**



**JEFFREY CAKIN**



**ANGELINE CAKIN**



# Servi-Tech Laboratories

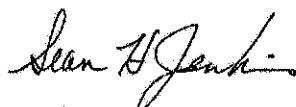
1816 E. Wyatt Earp • PO Box 1397 • Dodge City, KS 67801  
www.servitechlabs.com

Phone: 620.227.7123

800.557.7509

Fax: 620.227.2047

Lab #: D-2012NL003265 **LABORATORY REPORT** Report Date: 04/20/2012 11:43 am

<b>Send To:</b> 37998	MARY ANN DOMNANISH 2141 PRINCETON RD OTTAWA, KS 66067	 Sean H. Jenkins QA Manager
<b>Project ID:</b> <b>Project Title:</b> <b>Sample ID:</b> CAKIN <b>Client Name:</b> Mary Ann Domnanish <b>Subject:</b> Drinking Water Lab Analysis <b>Location:</b> Kitchen Faucet <b>Depth:</b>	<b>Date/Time Received:</b> 04/18/2012 01:00 pm <b>Name of Submitter:</b> fedex <b>Date/Time Sampled:</b> 04/17/2012 10:00 am <b>Name of Sampler:</b> Mary Ann Domnanish <b>Invoice No:</b> 354282 <b>P.O. #:</b> check#1268	

Analysis	Result	Unit	MCL	SMCL
E. coli	ABSENT		0	N/A
Total Coliform	ABSENT		0	N/A
Nitrate Nitrogen, NO3-N	<0.1	mg/L	10	N/A
Fluoride, F	0.36	mg/L	4	2
Sulfate, SO4	26	mg/L	N/A	250
Sulfate-Sulfur, SO4-S	8.6	mg/L	N/A	N/A
Hardness (CaCO3)	<10	mg/L	N/A	N/A
Hardness (CaCO3)	<0.6	grains/gal	N/A	N/A
Total Calcium, Ca	<1	mg/L	N/A	N/A
Total Magnesium, Mg	<1	mg/L	N/A	N/A
Total Sodium, Na	56	mg/L	N/A	N/A
Total Iron, Fe	<0.05	mg/L	N/A	0.3
Total Manganese, Mn	<0.005	mg/L	N/A	0.05
Electrical Conductivity, EC	266	µmho/cm	N/A	N/A
Total Dissolved Solids (Calc), TDS	170	mg/L	N/A	500
1 pH	7.3	units	N/A	6.5-8.5

## Result Notes

- 1 The sample was received and analyzed outside the regulatory holding time for this analyte.

In water samples, mg/L is equal to ppm.

## Interpretations for Drinking Water (40 CFR 141)

**COLIFORM - SAFE:** The absence of coliform bacteria in a sample indicates the probable absence of human disease organisms, so the water is considered safe for human consumption. The water supply is considered sanitary at the time of the test, but should be tested annually to monitor bacterial safety.

**NITRATE LEVEL - SAFE:** The U.S. Public Health Service (USPHS) considers water with nitrate nitrogen levels at or below 10 mg/L to be acceptable for all uses (below the standard). Recommend testing for nitrate nitrogen each year until a consistent record of low nitrate is established.

N/A = Not Applicable

MCL = Maximum Contamination Level  
(Primary standard, health effects)

SMCL = Secondary Maximum  
Contamination Levels (Non-health effects)

Report formatted for regulatory compliance available upon request.

Page 1 of 2



# Servi-Tech Laboratories

1816 E. Wyatt Earp • PO Box 1397 • Dodge City, KS 67801  
www.servitechlabs.com

Phone: 620.227.7123

800.557.7509

Fax: 620.227.2047

Lab #: D-2012NL003265

Sample ID: CAKIN

## LABORATORY REPORT

Client Name: Mary Ann Domnanish

Report Date: 04/20/2012 11:43 am

Location: Kitchen Faucet

**FLUORIDE LEVEL-LOW:** The fluoride concentration is below the optimum range. Consider supplementary fluoride. Contact your dentist or physician concerning use of supplemental fluoride.

**HARDNESS LEVEL - SOFT:** Water with hardness less than 60 mg/L  $\text{CaCO}_3$  or less than 3.5 grains per gallon is considered "soft" water.

**DISSOLVED SALTS LEVEL - EXCELLENT:** This range is the optimum range for total dissolved solids.

**SODIUM:** Individuals on a restricted sodium diet should consider the contribution of the sodium in drinking water when planning diets. Each 1 mg/L (part per million) sodium in this drinking water is equivalent to 1.1 mg (milligram) per quart. It may be possible to adjust treatment equipment or use a potassium regenerant material to reduce the sodium level. Consult your physician if dietary sodium is a concern.

N/A = Not Applicable

MCL = Maximum Contamination Level  
(Primary standard, health effects)

SMCL = Secondary Maximum  
Contamination Levels (Non-health effects)