



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

SELLER (Indicate Marital Status): Two Bros LLC by Kevin Kleveno

PROPERTY: 4438 Shawnee Rd. Wellsville, Ks. 66092

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? 45 years How long have you owned? 12
Does SELLER currently occupy the Property? Yes ☐ No ☒
If "No", how long has it been since SELLER occupied the Property? _____ years/months

☒ SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

4. TYPE OF CONSTRUCTION. ☐ Manufactured ☐ Modular ☒ Conventional/Wood Frame
☐ Mobile ☐ Other _____

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- a. Any fill or expansive soil on the Property? Yes ☐ No ☒
b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes ☐ No ☒
c. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? Yes ☐ No ☒
d. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
e. Any flood insurance premiums that you pay? Yes ☐ No ☒
f. Any need for flood insurance on the Property? Yes ☐ No ☒
g. Any boundaries of the Property being marked in any way? Yes ☐ No ☒
h. The Property having had a stake survey? Yes ☐ No ☒
i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes ☐ No ☒
j. Any fencing on the Property? Yes ☒ No ☐
If "Yes", does fencing belong to the Property? N/A ☐ Yes ☒ No ☐
k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☐ No ☒
l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes ☐ No ☒
m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes ☒ No ☐

If any of the answers in this section are "Yes", explain in detail or attach other documentation: _____

Oil lease

 
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6. ROOF.

- a. Approximate Age: _____ years ☒ Unknown Type: _____ Asphalt
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? _____ 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? _____
Date of last use? _____
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:

Basement wall repaired 2016. See county permits pulled and repaired.

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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: _____
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 _____ depth _____ diameter _____ age _____
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? _____ (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
135 g. The location of the sewer line clean out trap is: _____
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? Unknown By whom? _____
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 _____ Unknown
147 The location of the main water shut-off is: _____ Unknown
148 n. Is there a back flow prevention device on the lawn sprinkling system,
149 sewer or pool? N/A ☐ Yes ☐ No ☒
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151 If your answer to (l) in this section is "Yes", explain in detail or attach available
152 documentation:

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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. Unknown ☐ ☐ Basement
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. Unknown ☐ ☐
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. Unknown ☐ ☐
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):
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? 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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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 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 _____
- 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 ☒

 Initials _____
SELLER

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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? 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:

Theft claim, property damage.

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

Electric Company Name: _____	Phone # _____
Gas Company Name: _____	Phone # _____
Water Company Name: _____	Phone # _____
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.)**
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330 Air Conditioning Window Units, #
 331 OS Air Conditioning Central System
 332 Attic Fan
 333 Ceiling Fan(s), #
 334 Central Vac and Attachments
 335 Closet Systems
 336 Location
 337 Doorbell
 338 Electric Air Cleaner or Purifier
 339 Electric Car Charging Equipment
 340 Exhaust Fan(s) – Baths
 341 Fences – Invisible & Controls
 342 Fireplace(s), #
 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 Fountain(s)
 352 Furnace/Heat Pump/Other Heating System
 353 Garage Door Keyless Entry
 354 Garage Door Opener(s), #
 355 Garage Door Transmitter(s), #
 356 Gas Yard Light
 357 Humidifier
 358 Intercom
 359 Jetted Tub
 360 **KITCHEN APPLIANCES**
 361 Cooking Unit
 362 OS Stove/Range
 363 x Elec. Gas Convection
 364 OS Built-in Oven
 365 x Elec. Gas Convection
 366 Cooktop Elec. Gas
 367 Microwave Oven
 368 OS Dishwasher
 369 Disposal
 370 Freezer
 371 Location
 372 Refrigerator (#1)
 373 Location
 374 Refrigerator (#2)
 375 Location
 376 Trash Compactor

 Laundry - Washer
 Laundry - Dryer
 Elec. Gas

MOUNTED ENTERTAINMENT EQUIPMENT

 Item #1
 Location
 Item #2
 Location
 Item #3
 Location
 Item #4
 Location
 Item #5
 Location
 Outside Cooking Unit
 Propane Tank
 Owned Leased
 Security System
 Owned Leased
 Smoke/Fire Detector(s), #
 Shed(s), #
 Spa/Hot Tub
 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
 Water Heater(s)
 Water Softener and/or Purifier
 Owned Leased
 Boat Dock, ID #
 Camera-Surveillance Equipment
 Generator
 Other
 Other
 Other
 Other
 Other
 Other



 SELLER

Initials

Initials

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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.

Two Bros LLC by Kevin Klevenko
dotloop verified
01/17/24 3:46 PM CST
WCE4-LWF1-4005-LWXd

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.
4. I have been specifically advised to have Property examined by professional inspectors.
5. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
6. 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

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