



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

**SELLER** (Indicate Marital Status): WELCH FAMILY TRUST

**PROPERTY:** 213 PALMKE, PRINCETON, KS 6678

**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. If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated Lead Based Paint Disclosure Addendum.

**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? 112 yrs How long have you owned? 1 yr  
Does SELLER currently occupy the Property? ..... Yes ☐ No ☒  
If "No", how long has it been since SELLER occupied the Property? NEVER years/months

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

**4. TYPE OF CONSTRUCTION.** ☐ Conventional/Wood Frame ☐ Modular ☐ Manufactured  
☐ 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: \_\_\_\_\_

B.W. B.W. Initials  
SELLER | SELLER

Initials \_\_\_\_\_  
BUYER | BUYER

6. ROOF.

- a. Approximate Age: 1 years ☐ Unknown Type: Shingles
- b. Have there been any problems with the roof, flashing or rain gutters? ..... Yes ☐ No ☒  
If "Yes", what was the date of the occurrence? \_\_\_\_\_
- c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes ☐ No ☒  
Date of and company performing such repairs \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_
- d. Has there been any roof replacement? ..... Yes ☐ No ☒  
If "Yes", was it: ☐ Complete or ☐ Partial
- e. What is the number of layers currently in place? 1 layers or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: \_\_\_\_\_

7. INFESTATION. ARE YOU AWARE OF:

- a. Any termites, wood destroying insects, or **other** pests on the Property? ..... Yes ☐ No ☒
- b. Any damage to the Property by termites, wood destroying insects or **other** pests? ..... Yes ☐ No ☒
- c. Any termite, wood destroying insects or **other** pest control treatments on the Property in the last five (5) years? ..... Yes ☒ No ☒  
If "Yes", list company, **when** and **where** treated Any Pest
- 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 \$ 0 and the time remaining on the service contract is 4 years.
- (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 pliering 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: \_\_\_\_\_

B.W. B.W.  
SELLER SELLER

Initials

Initials

BUYER BUYER

113 **9. ADDITIONS AND/OR REMODELING.**

- 114 a. Are you aware of any additions, structural changes, or other material alterations to  
115 the Property? ..... Yes ☐ No ☒  
116 If "Yes", explain in detail: \_\_\_\_\_  
117  
118 b. If "Yes", were all necessary permits and approvals obtained, and was all work in  
119 compliance with building codes? ..... N/A ☒ Yes ☐ No ☐  
120 If "No", explain in detail: \_\_\_\_\_  
121  
122

123 **10. PLUMBING RELATED ITEMS.**

- 124 a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other: \_\_\_\_\_  
125 If well water, state type \_\_\_\_\_ depth \_\_\_\_\_ diameter \_\_\_\_\_ age \_\_\_\_\_  
126 b. If the drinking water source is a well, has water been tested for safety? ..... N/A ☒ Yes ☐ No ☒  
127 If "Yes", when was the water last checked for safety? \_\_\_\_\_ (attach test results)  
128 c. Is there a water softener on the Property? ..... Yes ☐ No ☒  
129 If "Yes", is it: ☐ Leased ☐ Owned?  
130 d. Is there a water purifier system? ..... Yes ☐ No ☒  
131 If "Yes", is it: ☐ Leased ☐ Owned?  
132 e. What type of sewage system serves the Property? ☒ Public Sewer ☐ Private Sewer  
133 ☐ Septic System, Number of Tanks \_\_\_\_\_ ☐ Cesspool ☐ Lagoon ☐ Other \_\_\_\_\_  
134 f. Approximate location of septic tank and/or absorption field: \_\_\_\_\_  
135  
136 g. The location of the sewer line clean out trap is: \_\_\_\_\_  
137 h. Is there a sewage pump on the septic system? ..... N/A ☒ Yes ☐ No ☐  
138 i. Is there a grinder pump system? ..... Yes ☐ No ☒  
139 j. If there is a privately owned system, when was the septic tank, cesspool, or sewage  
140 system last serviced? \_\_\_\_\_ By whom? \_\_\_\_\_  
141 k. Is there a sprinkler system? ..... Yes ☐ No ☒  
142 Does sprinkler system cover full yard and landscaped areas? ..... N/A ☒ Yes ☐ No ☐  
143 If "No", explain in detail: \_\_\_\_\_  
144 l. Are you aware of any leaks, backups, or other problems relating to any of the  
145 plumbing, water, and sewage related systems? ..... Yes ☐ No ☒  
146 m. Type of plumbing material currently used in the Property:  
147 ☐ Copper ☐ Galvanized ☒ PVC ☒ PEX ☐ Other \_\_\_\_\_  
148 The location of the main water shut-off is: Basement  
149 n. Is there a back flow prevention device on the lawn sprinkling system,  
150 sewer or pool? ..... N/A ☒ Yes ☐ No ☐  
151

152 If your answer to (l) in this section is "Yes", explain in detail or attach available  
153 documentation: \_\_\_\_\_  
154 \_\_\_\_\_  
155 \_\_\_\_\_

156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222  
223  
224  
225  
226  
227  
228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400  
401  
402  
403  
404  
405  
406  
407  
408  
409  
410  
411  
412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457  
458  
459  
460  
461  
462  
463  
464  
465  
466  
467  
468  
469  
470  
471  
472  
473  
474  
475  
476  
477  
478  
479  
480  
481  
482  
483  
484  
485  
486  
487  
488  
489  
490  
491  
492  
493  
494  
495  
496  
497  
498  
499  
500  
501  
502  
503  
504  
505  
506  
507  
508  
509  
510  
511  
512  
513  
514  
515  
516  
517  
518  
519  
520  
521  
522  
523  
524  
525  
526  
527  
528  
529  
530  
531  
532  
533  
534  
535  
536  
537  
538  
539  
540  
541  
542  
543  
544  
545  
546  
547  
548  
549  
550  
551  
552  
553  
554  
555  
556  
557  
558  
559  
560  
561  
562  
563  
564  
565  
566  
567  
568  
569  
570  
571  
572  
573  
574  
575  
576  
577  
578  
579  
580  
581  
582  
583  
584  
585  
586  
587  
588  
589  
590  
591  
592  
593  
594  
595  
596  
597  
598  
599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630  
631  
632  
633  
634  
635  
636  
637  
638  
639  
640  
641  
642  
643  
644  
645  
646  
647  
648  
649  
650  
651  
652  
653  
654  
655  
656  
657  
658  
659  
660  
661  
662  
663  
664  
665  
666  
667  
668  
669  
670  
671  
672  
673  
674  
675  
676  
677  
678  
679  
680  
681  
682  
683  
684  
685  
686  
687  
688  
689  
690  
691  
692  
693  
694  
695  
696  
697  
698  
699  
700  
701  
702  
703  
704  
705  
706  
707  
708  
709  
710  
711  
712  
713  
714  
715  
716  
717  
718  
719  
720  
721  
722  
723  
724  
725  
726  
727  
728  
729  
730  
731  
732  
733  
734  
735  
736  
737  
738  
739  
740  
741  
742  
743  
744  
745  
746  
747  
748  
749  
750  
751  
752  
753  
754  
755  
756  
757  
758  
759  
760  
761  
762  
763  
764  
765  
766  
767  
768  
769  
770  
771  
772  
773  
774  
775  
776  
777  
778  
779  
780  
781  
782  
783  
784  
785  
786  
787  
788  
789  
790  
791  
792  
793  
794  
795  
796  
797  
798  
799  
800  
801  
802  
803  
804  
805  
806  
807  
808  
809  
810  
811  
812  
813  
814  
815  
816  
817  
818  
819  
820  
821  
822  
823  
824  
825  
826  
827  
828  
829  
830  
831  
832  
833  
834  
835  
836  
837  
838  
839  
840  
841  
842  
843  
844  
845  
846  
847  
848  
849  
850  
851  
852  
853  
854  
855  
856  
857  
858  
859  
860  
861  
862  
863  
864  
865  
866  
867  
868  
869  
870  
871  
872  
873  
874  
875  
876  
877  
878  
879  
880  
881  
882  
883  
884  
885  
886  
887  
888  
889  
890  
891  
892  
893  
894  
895  
896  
897  
898  
899  
900  
901  
902  
903  
904  
905  
906  
907  
908  
909  
910  
911  
912  
913  
914  
915  
916  
917  
918  
919  
920  
921  
922  
923  
924  
925  
926  
927  
928  
929  
930  
931  
932  
933  
934  
935  
936  
937  
938  
939  
940  
941  
942  
943  
944  
945  
946  
947  
948  
949  
950  
951  
952  
953  
954  
955  
956  
957  
958  
959  
960  
961  
962  
963  
964  
965  
966  
967  
968  
969  
970  
971  
972  
973  
974  
975  
976  
977  
978  
979  
980  
981  
982  
983  
984  
985  
986  
987  
988  
989  
990  
991  
992  
993  
994  
995  
996  
997  
998  
999  
1000

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. New  
2. New
- 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. New  
2. New
- 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. New  
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): Basement  
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 for radon on the Property? ..... Yes ☐ No ☒
- g. Any professional mitigation system for radon on the Property? ..... Yes ☐ No ☒
- h. Any professional testing/mitigation for mold on the Property? ..... Yes ☒ No ☐
- i. Any other environmental issues? ..... Yes ☐ No ☒
- j. Any controlled substances ever manufactured on the Property? ..... Yes ☐ No ☒
- k. 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B.W. B.W.  
SELLER | SELLER

Initials

Initials

BUYER | BUYER

210 **14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- 211 a. The Property located outside of city limits? ..... Yes ☐ No ☒
- 212 b. Any current/pending bonds, assessments, or special taxes that  
213 apply to Property? ..... Yes ☐ No ☒  
214 If "Yes", what is the amount? \$ \_\_\_\_\_
- 215 c. Any condition or proposed change in your neighborhood or surrounding  
216 area or having received any notice of such? ..... Yes ☐ No ☒
- 217 d. Any defect, damage, proposed change or problem with any  
218 common elements or common areas? ..... Yes ☐ No ☒
- 219 e. Any condition or claim which may result in any change to assessments or fees? ..... Yes ☐ No ☒
- 220 f. Any streets that are privately owned? ..... Yes ☐ No ☒
- 221 g. The Property being in a historic, conservation or special review district that  
222 requires any alterations or improvements to the Property be approved by a  
223 board or commission? ..... Yes ☐ No ☒
- 224 h. The Property being subject to tax abatement? ..... Yes ☐ No ☒
- 225 i. The Property being subject to a right of first refusal? ..... Yes ☐ No ☒  
226 If "Yes", number of days required for notice: \_\_\_\_\_
- 227 j. The Property being subject to covenants, conditions, and restrictions of a  
228 Homeowner's Association or subdivision restrictions? ..... Yes ☐ No ☒
- 229 k. Any violations of such covenants and restrictions? ..... N/A ☐ Yes ☐ No ☒
- 230 l. The Homeowner's Association imposing its own transfer fee and/or  
231 initiation fee when the Property is sold? ..... N/A ☐ Yes ☐ No ☒  
232 If "Yes", what is the amount? \$ \_\_\_\_\_
- 233 m. The Property being subject to a Homeowners Association fee? ..... Yes ☐ No ☒  
234 If "Yes", Homeowner's Association dues are paid in full until \_\_\_\_\_ in the amount of  
235 \$ \_\_\_\_\_ payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to:  
236 \_\_\_\_\_ and such includes:  
237 \_\_\_\_\_  
238 Homeowner's Association/Management Company contact name, phone number, website, or email address:  
239 \_\_\_\_\_  
240 \_\_\_\_\_  
241 \_\_\_\_\_
- 242 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes ☐ No ☐

243 **If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:**

244 \_\_\_\_\_  
245 \_\_\_\_\_  
246 \_\_\_\_\_  
247 \_\_\_\_\_  
248 \_\_\_\_\_

249 **15. PREVIOUS INSPECTION REPORTS.**

- 250 Has Property been inspected in the last twelve (12) months? ..... Yes ☐ No ☒  
251 If "Yes", a copy of inspection report(s) are available upon request.  
252

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

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

267  Initials \_\_\_\_\_ Initials \_\_\_\_\_  
268 SELLER | SELLER BUYER | BUYER

- l. Anything that would interfere with giving clear title to the BUYER? ..... Yes ☐ No ☒  
 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: \_\_\_\_\_

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

Electric Company Name: <u>Evergy</u>	Phone # _____
Gas Company Name: <u>N/A</u>	Phone # _____
Water Company Name: <u>City of Princeton</u>	Phone # _____
Trash Company Name: <u>O-Hawaii Sanit.</u>	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, attached or hung	Storm windows, doors, screens
Fences (including pet systems)	Window blinds, curtains, coverings and window mounting components

B.W. B.W.  
SELLER SELLER

Initials

Initials

BUYER BUYER

- 324 Fill in all blanks using one of the abbreviations listed below.  
 325 "OS" = Operating and Staying with the Property (any item that is performing its intended function).  
 326 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable  
 327 Condition.  
 328 "NA" = Not applicable (any item not present).  
 329 "NS" = Not staying with the Property (item should be identified as "NS" below.)  
 330

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

OS Laundry - Washer  
OS Laundry - Dryer  
X Elec. \_\_\_\_\_ Gas  
 MOUNTED Entertainment Equipment  
NA TV, Location \_\_\_\_\_  
 \_\_\_\_\_ TV, Location \_\_\_\_\_  
 \_\_\_\_\_ TV, Location \_\_\_\_\_  
 \_\_\_\_\_ TV, Location \_\_\_\_\_  
 \_\_\_\_\_ Speakers, Location \_\_\_\_\_  
 \_\_\_\_\_ Speakers, Location \_\_\_\_\_  
 \_\_\_\_\_ Other/Location \_\_\_\_\_  
 \_\_\_\_\_ Other/Location \_\_\_\_\_  
 \_\_\_\_\_ Other/Location \_\_\_\_\_  
NA Other/ Location \_\_\_\_\_  
NA Outside Cooking Unit  
NA Propane Tank  
NA \_\_\_\_\_ Owned \_\_\_\_\_ Leased  
NA Security System  
OS \_\_\_\_\_ Owned \_\_\_\_\_ Leased  
OS Smoke/Fire Detector(s), # \_\_\_\_\_  
NA 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  
NA Swing set/Playset  
OS Sump Pump(s), # \_\_\_\_\_  
NA Swimming Pool (Swimming Pool Rider Attached)  
 \_\_\_\_\_ Swimming Pool Heater  
 \_\_\_\_\_ Swimming Pool Equipment  
NA TV Antenna/Receiver/Satellite Dish  
 \_\_\_\_\_ Owned \_\_\_\_\_ Leased  
OS Water Heater(s)  
NA Water Softener and/or Purifier  
 \_\_\_\_\_ Owned \_\_\_\_\_ Leased  
 \_\_\_\_\_ Wood Burning Stove  
 \_\_\_\_\_ Yard Light  
 \_\_\_\_\_ Elec. \_\_\_\_\_ Gas  
 \_\_\_\_\_ Boat Dock, ID# \_\_\_\_\_  
 \_\_\_\_\_ Other \_\_\_\_\_  
 \_\_\_\_\_ Other \_\_\_\_\_  
 \_\_\_\_\_ Other \_\_\_\_\_  
 \_\_\_\_\_ Other \_\_\_\_\_  
 \_\_\_\_\_ Other \_\_\_\_\_

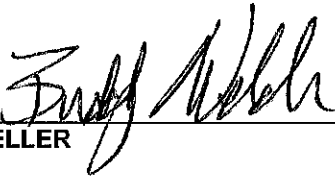
SELLER SELLER Initials  
 SELLER SELLER

Initials  
 BUYER BUYER

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.**

 4-5-24  
SELLER DATE SELLER DATE

**BUYER ACKNOWLEDGEMENT AND AGREEMENT**

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

 4-5-24  
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 September 2023. All previous versions of this document may no longer be valid. Copyright January 2024.