



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

SELLER (Indicate Marital Status): Good Guys Restauration LLC - Greg J. Stallbaumer

PROPERTY: 29300 Victory Road, Paola, KS 66071

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? 33 years old How long have you owned? 5 months

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:

G. Fence posts, survey flags; l. Gas lines

[Signature] Initials _____ Initials _____
SELLER SELLER BUYER BUYER

56 **6. ROOF.**

- 57 a. Approximate Age: _____ years ☐ Unknown Type: _____
- 58 b. Have there been any problems with the roof, flashing or rain gutters? Yes ☒ No ☐
- 59 If "Yes", what was the date of the occurrence? September 2024
- 60 c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☒ No ☐
- 61 Date of and company performing such repairs Sept. 2024 Good Guys Restoration
- 62 d. Has there been any roof replacement? Yes ☐ No ☒
- 63 If "Yes", was it: ☐ Complete or ☐ Partial
- 64 e. What is the number of layers currently in place? 1 layers or ☐ Unknown.

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

71 **7. INFESTATION. ARE YOU AWARE OF:**

- 72 a. Any termites or other wood destroying insects on the Property? Yes ☐ No ☒
- 73 b. Any other pests including rodents, bats or other nuisance wildlife? Yes ☐ No ☒
- 74 c. Any damage to the Property by wood destroying insects or other pests? Yes ☐ No ☒
- 75 d. Any termite, wood destroying insects or other pest control treatments on the
- 76 Property in the last five (5) years? Yes ☐ No ☒
- 77 If "Yes", list company, when and where treated _____
- 78 e. Any current warranty, bait stations or other treatment coverage by a licensed
- 79 pest control company on the Property? Yes ☐ No ☒
- 80 If "Yes", the annual cost of service renewal is \$ _____ and the time remaining on the
- 81 the service contract is _____
- 82 (Check one) ☐ The treatment system stays with the Property or ☐ the treatment system is
- 83 subject to removal by the treatment company if annual service fee is not paid.

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

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

- 92 a. Any movement, shifting, deterioration, or other problems with walls, foundations,
93 crawl space or slab? Yes ☒ No ☐
- 94 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
95 crawl space, basement floor or garage? Yes ☒ No ☐
- 96 c. Any corrective action taken including, but not limited to piling or bracing? Yes ☐ No ☒
- 97 d. Any water leakage or dampness in the house, crawl space or basement? Yes ☐ No ☒
- 98 e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes ☒ No ☐
- 99 f. Any problems with windows or exterior doors? Yes ☐ No ☒
- 100 g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☐ No ☒
- 101 h. Any problems with fireplace including, but not limited to firebox, chimney,
102 chimney cap and/or gas line? N/A ☐ Yes ☐ No ☒
- 103 Date of any repairs, inspection(s) or cleaning? 10-25-24
- 104 Date of last use? Unknown
- 105 i. Does the Property have a sump pump? Yes ☐ No ☒
- 106 If "Yes", location: _____
- 107 j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes ☐ No ☒

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

111 a. Minimal shifting of retaining out back walls; b. slight cracks in garage
112 slab; e. playhouse and shed

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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: _____
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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: _____
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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 1 ☐ Cesspool ☐ Lagoon ☐ Other _____
134 f. Approximate location of septic tank and/or absorption field: _____
135 behind house / west of house
136 g. The location of the sewer line clean out trap is: west of patio
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? 9-18-24 By whom? Bill's Septic
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 Poly
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 ☐
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If your answer to (l) in this section is "Yes", explain in detail or attach available 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. 7-8 years ☐ ☒ South side of house Never
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. 7-8 years ☐ ☒ South side of house Never
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. 5-6 years ☐ ☒ Basement 50gal Never
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: 400 amps
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:

a. Septic tank

 Initials
SELLER | SELLER

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 ☒

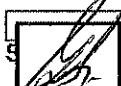
243 **If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:**
244 _____
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249 **15. PREVIOUS INSPECTION REPORTS.**

- 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 ☒

269  _____ Initials _____ Initials _____
270 _____

- 269 I. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒
- 270 m. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- 271 n. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- 272 o. Any added insulation since you have owned the Property? Yes ☐ No ☒
- 273 p. Having replaced any appliances that remain with the Property in the
274 past five (5) years? Yes ☒ No ☐
- 275 q. Any transferable warranties on the Property or any of its
276 components? Yes ☐ No ☒
- 277 r. Having made any insurance or other claims pertaining to the Property
278 in the past five (5) years? Yes ☐ No ☒
- 279 If "Yes", were repairs from claim(s) completed? N/A ☒ Yes ☐ No ☐
- 280 s. Any use of synthetic stucco on the Property? Yes ☐ No ☒
- 281

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

283 P. all new appliances minus a fridge

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

288 Electric Company Name: Evergy Phone #: 1-888-471-5275

289 Gas Company Name: Phillips 66 Pipeline LLC Phone #: 1-877-267-2290

290 Water Company Name: Rural Water Dist. No 2 Phone #: 913-783-4325

291 Trash Company Name: _____ Phone #: _____

292 Other: Gas Company: Magellan Phone #: 1-800-720-2417

293 Other: _____ Phone #: _____

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295 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

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

297 If "Yes" list:

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

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

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

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316 Attached shelves, racks, towel bars	Fireplace grates, screens, glass doors
317 Attached lighting	Mounted entertainment brackets
318 Attached floor coverings	Plumbing equipment and fixtures
319 Bathroom vanity mirrors,	Storm windows, doors, screens
320 attached or hung	Window blinds, curtains, coverings
321 Fences (including pet systems)	and window mounting components
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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.)
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 331

332 NA Air Conditioning Window Units, # _____
 333 OS Air Conditioning Central System _____
 334 EX Attic Fan _____
 335 OS Ceiling Fan(s), # 3
 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), # 1
 Location #1 Upstairs Location #2 _____
 345 OS Chimney _____ Chimney _____
 346 NA Gas Logs _____ Gas Logs _____
 347 NA Gas Starter _____ Gas Starter _____
 348 OS Heat Re-circulator _____ Heat Re-circulator _____
 349 NA Insert _____ Insert _____
 350 OS Wood Burning _____ Wood Burning _____
 351 Other _____ Other _____
 352 NA Fountain(s) _____
 353 OS Furnace/Heat Pump/Other Heating System _____
 354 OS Garage Door Keyless Entry _____
 355 OS Garage Door Opener(s), # _____
 356 NA Garage Door Transmitter(s), # _____
 357 NA Generator _____
 358 OS Humidifier _____
 359 NA Intercom _____
 360 NA Jetted Tub _____
 361 **KITCHEN APPLIANCES**
 362 Cooking Unit _____
 363 OS Stove/Range _____
 X Elec. _____ Gas _____ Convection _____
 364 NA Built-in Oven _____
 Elec. _____ Gas OS Convection _____
 365 Cooktop _____ Elec. _____ Gas _____
 366 NA Microwave Oven _____
 367 OS Dishwasher _____
 368 OS Disposal _____
 369 NS Freezer _____
 Location _____
 370 NS Refrigerator (#1) _____
 Location _____
 371 NA Refrigerator (#2) _____
 Location _____
 372 NA Trash Compactor _____

NA Laundry - Washer _____
NA Laundry - Dryer _____
 Elec. _____ Gas _____
MOUNTED Entertainment Equipment
NA TV, Location _____
NA TV, Location _____
NA TV, Location _____
NA TV, Location _____
NA Speakers, Location _____
NA Speakers, Location _____
 Other/Location _____
 Other/Location _____
 Other/Location _____
NA Outside Cooking Unit _____
NA Propane Tank _____
 Owned _____ Leased _____
NA Security System _____
 Owned _____ Leased _____
OS Smoke/Fire Detector(s), # 5
OS Shed(s), # 3
NA Spa/Hot Tub _____
NA Spa/Sauna _____
NA Spa Equipment _____
NA Sprinkler System Auto Timer _____
NA Sprinkler System Back Flow Valve _____
NA Sprinkler System (Components & Controls) _____
NA Statuary/Yard Art _____
OS Swing set/Playset _____
NA Sump Pump(s), # _____
NA Swimming Pool (Swimming Pool Rider Attached) _____
NA Swimming Pool Heater _____
NA Swimming Pool Equipment _____
EX TV Antenna/Receiver/Satellite Dish _____
 X Owned _____ Leased _____
OS Water Heater(s) _____
NA Water Softener and/or Purifier _____
 Owned _____ Leased _____
OS Wood Burning Stove _____
OS Yard Light _____
 X Elec. _____ Gas _____
NA Boat Dock, ID# _____
 Other _____
 Other _____
 Other _____
 Other _____
 Other _____

 _____
 SELLER Initials

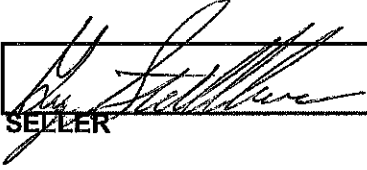
 Initials
 BUYER BUYER

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:

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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.

		
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.

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 2024. All previous versions of this document may no longer be valid. Copyright January 2025.