



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

**SELLER** (Indicate Marital Status): Patricia A. Knoche (SP)

**PROPERTY:** 19009 E 2275 Rd La Cync, ks. 66040

**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 yrs How long have you owned? 33 yrs  
Does SELLER currently occupy the Property? yes 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.** ☐ 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: Survey pins, bob wire fence

PK Initials \_\_\_\_\_ Initials \_\_\_\_\_  
SELLER SELLER BUYER BUYER

56 6. ROOF.

- 57 a. Approximate Age: 5 years ☐ Unknown Type: Shingle  
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? April 2025  
60 c. Have there been any repairs to the roof, flashing or rain gutters? ..... Yes ☐ No ☐  
61 Date of and company performing such repairs in process  
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? \_\_\_\_\_ layers or ☒ Unknown.

65  
66 If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other  
67 documentation: claim in process  
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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.  
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85 If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other  
86 documentation: \_\_\_\_\_  
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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 piercing 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? \_\_\_\_\_  
104 Date of last use? \_\_\_\_\_  
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 ☒  
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109 If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other  
110 documentation: cracked cement drive, patio  
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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 1 ☐ 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? in progress By whom? Shadden's  
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 \_\_\_\_\_



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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. 25 yrs March 2025  
2. Ward Ave  
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. 25 yrs March 2025  
2. Ward Ave  
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.  
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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:

  
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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:

\_\_\_\_\_ 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 ☒

269  \_\_\_\_\_  
SELLER | SELLER

Initials

Initials

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

- 269 l. 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? Sump Pump, Water Softener ..... 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? In process ..... N/A ☐ Yes ☐ No ☐
- 280 s. Any use of synthetic stucco on the Property? ..... Yes ☐ No ☒

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

282 Roof & Nail Damage April 2025

283 Claim filed

284

285

286

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

288 Electric Company Name: Evergy Phone # \_\_\_\_\_

289 Gas Company Name: N/A Phone # \_\_\_\_\_

290 Water Company Name: RWD Phone # \_\_\_\_\_

291 Trash Company Name: N/A Phone # \_\_\_\_\_

292 Other: \_\_\_\_\_ Phone # \_\_\_\_\_

293 Other: \_\_\_\_\_ Phone # \_\_\_\_\_

294

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

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

297 If "Yes" list: \_\_\_\_\_

298

299

300

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

302

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

310 the 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:

315

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
322	
323	

324 OK Initials \_\_\_\_\_ Initials \_\_\_\_\_

325 SELLER | SELLER 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 Air Conditioning Window Units, # \_\_\_\_\_  
 333 ☒ OS Air Conditioning Central System  
 334 ☒ OS Attic Fan  
 335 ☒ OS Ceiling Fan(s), # 2  
 336 ☒ NA Central Vac and Attachments  
 337 ☒ NA Closet Systems, Location \_\_\_\_\_  
 338 ☒ NA Camera-Surveillance Equipment  
 339 ☒ OS Doorbell  
 340 \_\_\_\_\_ Electric Air Cleaner or Purifier  
 341 \_\_\_\_\_ Electric Car Charging Equipment  
 342 ☒ OS Exhaust Fan(s) - Baths  
 343 ☒ OS 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 \_\_\_\_\_ Fountain(s)  
 354 \_\_\_\_\_ Furnace/Heat Pump/Other Heating System  
 355 ☒ OS Garage Door Keyless Entry  
 356 ☒ OS Garage Door Opener(s), # \_\_\_\_\_  
 357 ☒ Garage Door Transmitter(s), # \_\_\_\_\_  
 358 \_\_\_\_\_ Generator  
 359 ☒ OS Humidifier  
 360 \_\_\_\_\_ Intercom  
 361 \_\_\_\_\_ Jetted Tub  
 362 KITCHEN APPLIANCES  
 363 Cooking Unit  
 364 ☒ Stove/Range  
 365 \_\_\_\_\_ Elec. ☒ Gas \_\_\_\_\_ Convection  
 366 \_\_\_\_\_ Built-in Oven  
 367 \_\_\_\_\_ Elec. \_\_\_\_\_ Gas \_\_\_\_\_ Convection  
 368 ☒ Cooktop ☒ Elec. \_\_\_\_\_ Gas  
 369 \_\_\_\_\_ Microwave Oven  
 370 ☒ Dishwasher  
 371 ☒ Disposal  
 372 \_\_\_\_\_ Freezer  
 373 \_\_\_\_\_ Location  
 374 ☒ Refrigerator (#1)  
 375 Location Kitchen  
 376 ☒ NS Refrigerator (#2)  
 377 Location \_\_\_\_\_  
 378 \_\_\_\_\_ Trash Compactor

☒ NS Laundry - Washer  
☒ NS Laundry - Dryer  
 \_\_\_\_\_ Elec. \_\_\_\_\_ Gas  
**MOUNTED Entertainment Equipment**  
 \_\_\_\_\_ TV, Location \_\_\_\_\_  
 \_\_\_\_\_ TV, Location \_\_\_\_\_  
 \_\_\_\_\_ TV, Location \_\_\_\_\_  
 \_\_\_\_\_ TV, Location \_\_\_\_\_  
 \_\_\_\_\_ Speakers, Location NS  
 \_\_\_\_\_ Speakers, Location \_\_\_\_\_  
 \_\_\_\_\_ Other/Location \_\_\_\_\_  
 \_\_\_\_\_ Other/Location \_\_\_\_\_  
 \_\_\_\_\_ Other/Location \_\_\_\_\_  
 \_\_\_\_\_ Other/Location \_\_\_\_\_  
 \_\_\_\_\_ Outside Cooking Unit  
 \_\_\_\_\_ Propane Tank  
 \_\_\_\_\_ Owned \_\_\_\_\_ Leased  
 \_\_\_\_\_ Security System  
 \_\_\_\_\_ Owned \_\_\_\_\_ Leased  
 \_\_\_\_\_ Smoke/Fire Detector(s), # OS  
 \_\_\_\_\_ Shed(s), # 1  
 \_\_\_\_\_ 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 ☒ OS Leased  
☒ OS Water Heater(s)  
☒ OS 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 \_\_\_\_\_

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.**

 5-11-25  
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

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## IN ITS PRESENT CONDITION ADDENDUM

**SELLER:** Patricia A. Knoche (SP)  
**BUYER:** \_\_\_\_\_  
**PROPERTY:** 19009 E 2275 RD. La Cygne. KS 66040

This addendum modifies the Inspections section of the Contract. The Property is being sold in its present condition, which includes all latent and patent defects and conditions. Except as herein expressly stated, SELLER makes no warranty, expressed or implied, including, without limitation, any implied warranty of merchantability or fitness for any particular purpose.

- ☒ 1. BUYER is entitled to conduct inspections as outlined in the Inspections Paragraph of the Contract.  
SELLER will make no repairs and/or treatments.  
BUYER will have the right to cancel the Contract, during the Inspection Period, if the results of the inspections are unsatisfactory.  
BUYER waives any right to renegotiate. There is no Inspection Renegotiation Period pursuant to the inspection provisions in the Contract.
- ☐ 2. BUYER is entitled to conduct inspections for informational purposes ONLY.  
SELLER will make no repairs and/or treatments.  
BUYER waives any right to cancel the Contract pursuant to the inspection provisions in the Contract.  
BUYER waives any right to renegotiate. There is no Inspection Renegotiation Period pursuant to the inspection provisions in the Contract.
- ☐ 3. BUYER waives any right to conduct inspections as outlined in the Inspections Paragraph of the Contract.  
SELLER will make no repairs and/or treatments.  
BUYER waives any right to cancel or renegotiate pursuant to the inspection provisions in the Contract.

It is understood by all parties that the sale of the Property in its present condition does not relieve the SELLER of the obligation to disclose all material facts of which SELLER has knowledge relating to the condition of the Property.

BUYER is advised that various professional inspection are available and advisable. BUYER's waiver of any right to inspection is the BUYER'S decision alone. All Parties indemnify and hold harmless SELLER, BROKER, and BROKER'S affiliated licensees, agents and employees from any liability or obligation resulting from or in connection with this decision.

SELLER understands and agrees that the Property will be delivered to the BUYER in the same condition and state of repair as at the time of agreement and SELLER is still responsible to care for the Property through the Possession Date as outlined in the Condition, Maintenance and Inspections of the Property section of the Residential Real Estate Sale Contract.

<div><i>Patricia A. Knoche</i> dotloop verified 05/11/25 4:44 PM CDT B3TM-ELC4-VNAY-XF1V</div>		_____	_____	
<b>SELLER</b>	<b>Patricia A. Knoche (SP)</b>	<b>DATE</b>	<b>BUYER</b>	<b>DATE</b>
_____		_____	_____	
<b>SELLER</b>		<b>DATE</b>	<b>BUYER</b>	<b>DATE</b>

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## WASTEWATER SYSTEM ADDENDUM

1 **SELLER:** Patricia A. Knoche (SP)

2 **BUYER:** \_\_\_\_\_

3 **PROPERTY:** 19009 E 2275 RD, La Cygne, KS 66040

4  
5  
6  
7 The Property which is the subject of this Contract is not connected to a municipal or public sewer system. Sewage  
8 disposal is accomplished with an onsite wastewater system or similar installation. Wastewater systems may be  
9 subject to local, state and federal regulation. Installations which were proper at the time of original construction may  
10 not comply with governmental regulations which have been enacted since that time. **It is recommended that**  
11 **BUYER check with lender and/or local government authority regarding wastewater system inspection.**

12  
13 Lenders are becoming more sensitive to environmental regulations, and it should be anticipated the BUYER'S  
14 financing may be conditioned upon proof that the wastewater system meets current regulatory requirements.

15  
16 Even if a wastewater system inspection is not required by lender or local government, BUYER is advised to consider  
17 an independent inspection of the wastewater system.

18  
19 In the event proof of regulatory compliance of the wastewater system is required by a lender, or is sought  
20 for any other reason, and it is determined the system does not comply, it may be necessary to bring the  
21 system into compliance. Significant expense may be involved.

22  
23 The cost of locating, uncovering and recovering any access panels or lid(s) to the wastewater system(s), if needed,  
24 for purposes of this inspection will be paid by: **(Check One)** ☐ SELLER ☒ BUYER ☐ Not applicable

25  
26 The cost of pumping the septic tank(s), if needed, for purposes of this inspection will be paid by:  
27 **(Check One)** ☒ SELLER ☐ BUYER ☐ Not applicable

28  
29  
30 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**  
31 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
32 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

33  
34 *Patricia A. Knoche*

datatop verified  
05/11/25 4:44 PM CDT  
K2WB-V5SQ-HHOF-I2MU

35  
36 **SELLER** Patricia A. Knoche (SP) **DATE** **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

37  
38  
39  
40 **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_ **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

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