



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

SELLER (Indicate Marital Status): Jonathan Woods and Brianna Woods, a married couple

PROPERTY: 2311 Ellis Terrace, Princeton, KS 66078

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? 2 year How long have you owned? 2 year
Does SELLER currently occupy the Property? Yes [X] 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. [X] 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 [X]
b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes [] No [X]
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 [X] No []
d. Any drainage or flood problems on the Property or adjacent properties? Yes [] No [X]
e. Any flood insurance premiums that you pay? Yes [] No [X]
f. Any need for flood insurance on the Property? Yes [] No [X]
g. Any boundaries of the Property being marked in any way? Yes [X] No []
h. The Property having had a stake survey? Yes [] No [X]
i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes [] No [X]
j. Any fencing on the Property? Yes [] No [X]
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 [X] No []
l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes [] No [X]
m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes [] No [X]

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

[Empty box for documentation]

Initials: [rw] [Bw] SELLER SELLER 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: _____
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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: Tank - South of house
 135 absorption field east of house
 136 g. The location of the sewer line clean out trap is: North & South side of house
 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? 2014 By whom? Gary Hartis
 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: at road ↓ of house
 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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152 If your answer to (l) in this section is "Yes", explain in detail or attach available
 153 documentation:
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- 56 6. ROOF.
- 57 a. Approximate Age: 2 years Unknown Type: metal
- 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? _____
- 60 c. Have there been any repairs to the roof, flashing or rain gutters? Yes No
- 61 Date of and company performing such repairs _____
- 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.

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

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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 New slab
- 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 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

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

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156 11. HEATING AND AIR CONDITIONING.

157 a. Does the Property have air conditioning? Yes No

158 Central Electric Central Gas Heat Pump Window Unit(s)

159 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

160 1. 2023 _____

161 2. _____

162 b. Does the Property have heating systems? Yes No

163 Electric Fuel Oil Natural Gas Heat Pump Propane

164 Fuel Tank Other Wood Fireplace

165 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

166 1. 2023 _____

167 2. _____

168 c. Are there rooms without heat or air conditioning? Yes No

169 If "Yes", which room(s)? _____

170 d. Does the Property have a water heater? Yes No

171 Electric Gas Solar Tankless

172 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?

173 1. 2023 _____

174 2. _____

175 e. Are you aware of any problems regarding these items? Yes No

176 If "Yes", explain in detail:

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180 12. ELECTRICAL SYSTEM.

181 a. Type of material used: Copper Aluminum Unknown

182 b. Type of electrical panel(s): Breaker Fuse

183 Location of electrical panel(s): shop

184 Size of electrical panel(s) (total amps), if known: 150 amps

185 c. Are you aware of any problem with the electrical system? Yes No

186 If "Yes", explain in detail:

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190 13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

191 a. Any underground tanks on the Property? septic tank Yes No

192 b. Any landfill on the Property? Yes No

193 c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes No

194 d. Any contamination with radioactive or other hazardous material? Yes No

195 e. Any testing for any of the above-listed items on the Property? Yes No

196 f. Any professional testing for radon on the Property? Yes No

197 g. Any professional mitigation system for radon on the Property? Yes No

198 h. Any professional testing/mitigation for mold on the Property? Yes No

199 i. Any other environmental issues? Yes No

200 j. Any controlled substances ever manufactured on the Property? Yes No

201 k. Any methamphetamine ever manufactured on the Property? Yes No

202 (In Missouri, a separate disclosure is required if methamphetamine or other controlled
203 substances have been produced on the Property, or if any resident of the Property has
204 been convicted of the production of a controlled substance.)

206 If any of the answers in this section are "Yes", explain in detail or attach test results and other
207 documentation: tested for septic tank & field drains

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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:
- 236 _____ and such includes:

237 _____

238 Homeowner's Association/Management Company contact name, phone number, website, or email address:

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- 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:**

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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.
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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

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- 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? 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

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

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

288 Electric Company Name: 4 Rivers Phone # 620-364-2116

289 Gas Company Name: Moore Propane Phone # 620-364-3333

290 Water Company Name: Rural water #3 Phone # 785-893-4192

291 Trash Company Name: Ottawa sanitation Phone # 785-242-3227

292 Other: _____ Phone # _____

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: cell phone booster

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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

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:

- | | |
|---|--|
| 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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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 NA 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

345 Location #1 Living Room Location #2 _____

346 OS Chimney _____ Chimney _____

347 NA Gas Logs _____ Gas Logs _____

348 NA Gas Starter _____ Gas Starter _____

349 NA Heat Re-circulator _____ Heat Re-circulator _____

350 OS Insert _____ Insert _____

351 OS Wood Burning _____ Wood Burning _____

352 _____ Other _____

353 NA Fountain(s)

354 OS Furnace/Heat Pump/Other Heating System

355 OS Garage Door Keyless Entry

356 OS ~~NA~~ Garage Door Opener(s), # 2

357 OS Garage Door Transmitter(s), # 2

358 NA Generator

359 NA Humidifier

360 NA Intercom

361 NA Jetted Tub

362 KITCHEN APPLIANCES

363 Cooking Unit

364 OS Stove/Range _____
_____ Elec. X Gas _____ Convection _____

365 NA Built-in Oven _____
_____ Elec. _____ Gas _____ Convection _____

366 NA Cooktop _____ Elec. _____ Gas _____

367 _____ Microwave Oven _____

370 OS Dishwasher

371 NA Disposal

372 NA Freezer

373 Location _____

374 OS Refrigerator (#1)

375 Location _____

376 NA Refrigerator (#2)

377 Location _____

378 NA Trash Compactor

NA Laundry - Washer

NA Laundry - Dryer

X Elec. _____ Gas _____

MOUNTED Entertainment Equipment

NA TV, Location _____

NA TV, Location _____

NA TV, Location _____

NA TV, Location _____

NA Speakers, Location _____

NA Speakers, Location _____

NA Other/Location _____

NA Other/Location _____

NA Other/Location _____

NA Other/Location _____

NA Outside Cooking Unit

OS Propane Tank

_____ Owned X Leased

NA Security System

_____ Owned _____ Leased

OS Smoke/Fire Detector(s), # 3

OS Shed(s), # 1

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

NA Swing set/Playset

NA Sump Pump(s), # _____

NA Swimming Pool (Swimming Pool Rider Attached)

NA Swimming Pool Heater

NA Swimming Pool Equipment

NA TV Antenna/Receiver/Satellite Dish

_____ Owned _____ Leased

OS Water Heater(s)

NA Water Softener and/or Purifier

_____ Owned _____ Leased

NA Wood Burning Stove

OS Yard Light

X Elec. _____ Gas _____

NA Boat Dock, ID# _____

_____ Other _____

_____ Other _____

_____ Other _____

_____ Other _____

_____ Other _____

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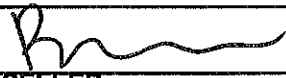
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BUYER BUYER

379 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
380 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
381 invoices, notices or other documents describing or referring to the matters revealed herein:
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386 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
387 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
388 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
389 prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee**
390 **assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee**
391 **assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER**
392 **and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # _____ of**
393 **pages).**
394

395 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
396 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
397 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
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401  2-5-25  2/5/25
402 **SELLER** **DATE** **SELLER** **DATE**
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405 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

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