



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

SELLER (Indicate Marital Status): Clifford & Genevieve Capp
Husband & Wife

PROPERTY: 1102 South Elm Louisburg KS 66053

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

2. NOTICE TO BUYER.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

3. OCCUPANCY.

Approximate age of Property? 20+ How long have you owned? 30 mo
Does SELLER currently occupy the Property? No
If "No", how long has it been since SELLER occupied the Property? 30 mo years/months

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

4. TYPE OF CONSTRUCTION. [] Manufactured [] Modular [X] Conventional/Wood Frame
[] Mobile [] Other

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

- a. Any fill or expansive soil on the Property? Yes [] No [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 [] No [X]
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 [] No [X]
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 [X] Yes [] No []
k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes [] No [X]
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:

Initials [CC|GC] SELLER SELLER Initials [] BUYER BUYER

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6. ROOF.

- a. Approximate Age: 7 years Unknown Type: _____
- b. Have there been any problems with the roof, flashing or rain gutters? Yes No
If "Yes", what was the date of the occurrence? _____
- c. Have there been any repairs to the roof, flashing or rain gutters? Yes No
Date of and company performing such repairs _____ / _____
- d. Has there been any roof replacement? Yes No
If "Yes", was it: Complete or Partial
- e. What is the number of layers currently in place? _____ layers or Unknown.

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

7. INFESTATION. ARE YOU AWARE OF:

- a. Any termites, wood destroying insects, or other pests on the Property? Yes No
- b. Any damage to the Property by termites, wood destroying insects or other pests? Yes No
- c. Any termite, wood destroying insects or other pest control treatments on the Property in the last five (5) years? Yes No
If "Yes", list company, when and where treated _____
- d. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? Yes No
If "Yes", the annual cost of service renewal is \$ _____ and the time remaining on the service contract is _____
(Check one) The treatment system stays with the Property or the treatment system is subject to removal by the treatment company if annual service fee is not paid.

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

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

- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes No
- b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes No
- c. Any corrective action taken including, but not limited to piercing or bracing? Yes No
- d. Any water leakage or dampness in the house, crawl space or basement? Yes No
- e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
- f. Any problems with windows or exterior doors? Yes No
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes No
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? N/A Yes No
Date of any repairs, inspection(s) or cleaning? _____
Date of last use? _____ 7
- 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: _____

<u>CC</u> <u>RL</u>	Initials	Initials	BUYER BUYER
SELLER SELLER			BUYER BUYER

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

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

122 **10. PLUMBING RELATED ITEMS.**

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

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

151 CC | GC Initials
 152 SELLER | SELLER

Initials _____
 152 BUYER | BUYER

11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? Yes [X] No []
Central Electric [X] Central Gas [] Heat Pump [] Window Unit(s) []
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
1.
2.
b. Does the Property have heating systems? Yes [X] No []
Electric [] Fuel Oil [] Natural Gas [X] Heat Pump [] Propane []
Fuel Tank [] Other []
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
1.
2.
c. Are there rooms without heat or air conditioning? Yes [] No [X]
If "Yes", which room(s)?
d. Does the Property have a water heater? Yes [X] No []
Electric [X] Gas [] Solar [] Tankless [X]
Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
1. 28 months X Laundry Room
2.
e. Are you aware of any problems regarding these items? Yes [] No [X]
If "Yes", explain in detail:

12. ELECTRICAL SYSTEM.

- a. Type of material used: Copper [] Aluminum [] Unknown []
b. Type of electrical panel(s): Breaker [X] Fuse []
Location of electrical panel(s):
Size of electrical panel(s) (total amps), if known:
c. Are you aware of any problem with the electrical system? Yes [] No [X]
If "Yes", explain in detail:

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? Yes [] No [X]
b. Any landfill on the Property? Yes [] No [X]
c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes [] No [X]
d. Any contamination with radioactive or other hazardous material? Yes [] No [X]
e. Any testing for any of the above-listed items on the Property? Yes [] No [X]
f. Any professional testing/mitigation for radon on the Property? Yes [] No [X]
g. Any professional testing/mitigation for mold on the Property? Yes [] No [X]
h. Any other environmental issues? Yes [] No [X]
i. Any controlled substances ever manufactured on the Property? Yes [] No [X]
j. Any methamphetamine ever manufactured on the Property? Yes [] No [X]
(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:

Initials SELLER SELLER BUYER BUYER

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

- a. The Property located outside of city limits?..... Yes No
- b. Any current/pending bonds, assessments, or special taxes that apply to Property? Yes No
If "Yes", what is the amount? \$ _____
- c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes No
- d. Any defect, damage, proposed change or problem with any common elements or common areas? Yes No
- e. Any condition or claim which may result in any change to assessments or fees?..... Yes No
- f. Any streets that are privately owned? Yes No
- g. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? Yes No
- h. The Property being subject to tax abatement?..... Yes No
- i. The Property being subject to a right of first refusal?..... Yes No
If "Yes", number of days required for notice: _____
- j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes No
- k. Any violations of such covenants and restrictions? N/A Yes No
- l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? N/A Yes No
If "Yes", what is the amount? \$ _____
- m. The Property being subject to a Homeowners Association fee?..... Yes No
If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of \$ _____ payable yearly semi-annually monthly quarterly, sent to: _____

and such includes:

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

- n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes No

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

15. PREVIOUS INSPECTION REPORTS.

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

16. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any of the following?
 Party walls Common areas Easement Driveways Yes No
- b. Any fire damage to the Property? Yes No
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
- d. Any violations of laws or regulations affecting the Property? Yes No
- e. Any other conditions that may materially affect the value or desirability of the Property? Yes No
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Yes No
- g. Any animals or pets residing in the Property during your ownership? Yes No
- h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
- i. Missing keys for any exterior doors, including garage doors to the Property? Yes No
List locks without keys _____
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- k. Any unrecorded interests affecting the Property? Yes No
- l. Anything that would interfere with giving clear title to the BUYER? Yes No

DC | PC Initials
SELLER | SELLER

Initials _____
BUYER | BUYER

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

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

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

286 Electric Company Name: _____ Phone # _____

287 Gas Company Name: _____ Phone # _____

288 Water Company Name: _____ Phone # _____

289 Trash Company Name: _____ Phone # _____

290 Other: _____ Phone # _____

291 Other: _____ Phone # _____

292 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

293 Any technology or systems staying with the Property? N/A Yes No

294 If "Yes" list: _____

295 _____

296 _____

297 _____

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

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

300 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and

301 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for

302 what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in

303 Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1

304 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-

305 printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and

306 the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the

307 "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property

308 (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried,

309 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property,

310 including, but not limited to:

- | | |
|---|--|
| 311 Attached shelves, racks, towel bars | 311 Fireplace grates, screens, glass doors |
| 312 Attached lighting | 312 Mounted entertainment brackets |
| 313 Attached floor coverings | 313 Plumbing equipment and fixtures |
| 314 Bathroom vanity mirrors, | 314 Storm windows, doors, screens |
| 315 attached or hung | 315 Window blinds, curtains, coverings |
| 316 Fences (including pet systems) | 316 and window mounting components |

317 CC | GC Initials

318 SELLER | SELLER

317 Initials _____

318 BUYER | BUYER

322 Fill in all blanks using one of the abbreviations listed below.

323 "OS" = Operating and Staying with the Property (any item that is performing its intended function).

324 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.

325 "NA" = Not applicable (any item not present).

326 "NS" = Not staying with the Property (item should be identified as "NS" below.)

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330 NA Air Conditioning Window Units, # _____
331 OS Air Conditioning Central System _____
332 _____ Attic Fan _____
333 OS Ceiling Fan(s), # 7
334 _____ Central Vac and Attachments _____
335 _____ Closet Systems _____
336 _____ Location _____
337 _____ Doorbell _____
338 _____ Electric Air Cleaner or Purifier _____
339 _____ Electric Car Charging Equipment _____
340 _____ Exhaust Fan(s) - Baths _____
341 NA Fences - Invisible & Controls _____
342 Fireplace(s), # 1
343 Location #1 From Rm Location #2 _____
344 _____ Chimney _____ Chimney _____
345 _____ Gas Logs _____ Gas Logs _____
346 _____ Gas Starter _____ Gas Starter _____
347 _____ Heat Re-circulator _____ Heat Re-circulator _____
348 _____ Insert _____ Insert _____
349 _____ Wood Burning Stove _____ Wood Burning Stove _____
350 _____ Other _____ Other _____

351 NA Fountain(s) _____
352 _____ Furnace/Heat Pump/Other Heating System _____
353 _____ Garage Door Keyless Entry _____
354 _____ Garage Door Opener(s), # _____
355 OS Garage Door Transmitter(s), # 2
356 _____ Gas Yard Light _____
357 _____ Humidifier _____
358 _____ Intercorn _____
359 _____ Jetted Tub _____

360 KITCHEN APPLIANCES

361 Cooking Unit _____
362 1 Stove/Range _____
363 _____ Elec. 1 Gas _____ Convection _____
364 _____ Built-in Oven _____
365 _____ Elec. 1 Gas _____ Convection _____
366 _____ Cooktop _____ Elec. _____ Gas _____
367 1 Microwave Oven _____
368 OS Dishwasher _____
369 OS Disposal _____
370 _____ Freezer _____
371 _____ Location _____
372 OS Refrigerator (#1) _____
373 _____ Location _____
374 _____ Refrigerator (#2) _____
375 _____ Location _____
376 _____ Trash Compactor _____

_____ Laundry - Washer

_____ Laundry - Dryer

_____ Elec. _____ Gas

MOUNTED ENTERTAINMENT EQUIPMENT

_____ Item #1 _____
_____ Location _____
_____ Item #2 _____
_____ Location _____
_____ Item #3 _____
_____ Location _____
_____ Item #4 _____
_____ Location _____
_____ Item #5 _____
_____ Location _____

_____ Outside Cooking Unit

_____ Propane Tank

_____ Owned _____ Leased

_____ Security System

_____ Owned _____ Leased

_____ Smoke/Fire Detector(s), # _____

_____ Shed(s), # _____

_____ Spa/Hot Tub

_____ Spa/Sauna

_____ Spa Equipment

_____ Sprinkler System Auto Timer

_____ Sprinkler System Back Flow Valve

_____ Sprinkler System (Components & Controls)

_____ Statuary/Yard Art

_____ Swing set/Playset

_____ Sump Pump(s), # _____

_____ Swimming Pool (Swimming Pool Rider Attached)

_____ Swimming Pool Heater

_____ Swimming Pool Equipment

_____ TV Antenna/Receiver/Satellite Dish

_____ Owned _____ Leased

_____ Water Heater(s)

_____ Water Softener and/or Purifier

_____ Owned _____ Leased

_____ Boat Dock, ID # _____

_____ Camera-Surveillance Equipment

_____ Generator

_____ Other _____

_____ Other _____

_____ Other _____

_____ Other _____

_____ Other _____

_____ Other _____

CC CC Initials
SELLER SELLER

Initials _____
BUYER BUYER

