



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



1 **SELLER** (Indicate Marital Status): Top Pin Holdings LLC

5 **PROPERTY:** 1001 Limestone Rd, Uniontown, KS 66779

7 **1. NOTICE TO SELLER.**

8 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if
9 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material
10 defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability
11 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to
12 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.
13 If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated
14 Lead Based Paint Disclosure Addendum.

16 **2. NOTICE TO BUYER.**

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

21 **3. OCCUPANCY.**

22 Approximate age of Property? N/A How long have you owned? 5 years
23 Does SELLER currently occupy the Property? Yes No
24 If "No", how long has it been since SELLER occupied the Property? 1 month years/months

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

28 **4. TYPE OF CONSTRUCTION.** Conventional/Wood Frame Modular Manufactured
29 Mobile Other _____

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

- 33 a. Any fill or expansive soil on the Property? Yes No
- 34 b. Any sliding, settling, earth movement, upheaval or earth stability problems
35 on the Property? Yes No
- 36 c. The Property or any portion thereof being located in a flood zone, wetlands
37 area or **proposed** to be located in such as designated by FEMA which
38 requires flood insurance? Yes No
- 39 d. Any drainage or flood problems on the Property or adjacent properties? Yes No
- 40 e. Any flood insurance premiums that you pay? Yes No
- 41 f. Any need for flood insurance on the Property? Yes No
- 42 g. Any boundaries of the Property being marked in any way? Yes No
- 43 h. The Property having had a stake survey? Yes No
- 44 i. Any encroachments, boundary line disputes, or non-utility easements
45 affecting the Property? Yes No
- 46 j. Any fencing on the Property? Yes No
47 If "Yes", does fencing belong to the Property?..... N/A Yes No
- 48 k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No
- 49 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No
- 50 m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes No

52 **If any of the answers in this section are "Yes", explain in detail or attach other
53 documentation:** Survey completed in Dec 2023

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- 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? _____
- 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**

67 **documentation:** _____

68 _____

69 _____

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

- 72 a. Any termites, wood destroying insects, or **other** pests on the Property? Yes No
- 73 b. Any damage to the Property by termites, wood destroying insects or **other**
- 74 pests? Yes No
- 75 c. 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 d. 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
- 81 remaining on 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:** _____

87 _____

88 _____

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**

110 **documentation:** Approximately 3 years ago we replaced some of the bracing under the house along with

111 added a moisture barrier

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9. ADDITIONS AND/OR REMODELING.

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

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? Public Private Well Cistern Other: _____
If well water, state type _____ depth _____ diameter _____ age _____
- b. If the drinking water source is a well, has water been tested for safety? N/A Yes No
If "Yes", when was the water last checked for safety? _____ (attach test results)
- c. Is there a water softener on the Property? Yes No
If "Yes", is it: Leased Owned?
- d. Is there a water purifier system? Yes No
If "Yes", is it: Leased Owned?
- e. What type of sewage system serves the Property? Public Sewer Private Sewer
 Septic System, Number of Tanks 1 Cesspool Lagoon Other _____
- f. Approximate location of septic tank and/or absorption field: Behind house
- g. The location of the sewer line clean out trap is: Behind House
- h. Is there a sewage pump on the septic system? N/A Yes No
- i. Is there a grinder pump system? Yes No
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? 1yr By whom? Cleaned out by local company
- k. Is there a sprinkler system? Yes No
Does sprinkler system cover full yard and landscaped areas? N/A Yes No
If "No", explain in detail: _____
- l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes No
- m. Type of plumbing material currently used in the Property:
 Copper Galvanized PVC PEX Other _____
The location of the main water shut-off is: _____
- n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A Yes No

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. Window Units and Mini Split heat pump/AC
 2. _____
- b. Does the Property have heating systems? Yes No
 Electric Fuel Oil Natural Gas Heat Pump Propane
 Fuel Tank Other Mini Split
 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
 1. Mini Split and Electric wall units
 2. _____
- c. Are there rooms without heat or air conditioning? Yes No
 If "Yes", which room(s)? bathroom
- 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. Approximately 2 years old
 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): By the back door
 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: _____



Initials _____
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- 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

282 **If any of the answers in this section are "Yes", explain in detail:** New water heater, Mini Split HVAC, and
 283 fridge within last 5 years

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

288 Electric Company Name: _____ Phone # _____
 289 Gas Company Name: _____ Phone # _____
 290 Water Company Name: _____ Phone # _____
 291 Trash Company Name: _____ Phone # _____
 292 Other: _____ Phone # _____
 293 Other: _____ Phone # _____

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 _____

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

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,
320 attached or hung | Storm windows, doors, screens |
| 321 Fences (including pet systems) | Window blinds, curtains, coverings
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 OS Air Conditioning Window Units, # ____ OS Laundry - Washer
 333 OS Air Conditioning Central System OS Laundry - Dryer
 334 ____ Attic Fan ____ Elec. ____ Gas
 335 ____ Ceiling Fan(s), # ____ **MOUNTED** Entertainment Equipment
 336 ____ Central Vac and Attachments ____ TV, Location ____
 337 ____ Closet Systems, Location ____ TV, Location ____
 338 ____ Camera-Surveillance Equipment ____ TV, Location ____
 339 ____ Doorbell ____ TV, Location ____
 340 ____ Electric Air Cleaner or Purifier ____ Speakers, Location ____
 341 ____ Electric Car Charging Equipment ____ Speakers, Location ____
 342 ____ Exhaust Fan(s) – Baths ____ Other/Location ____
 343 ____ Fences – Invisible & Controls ____ Other/Location ____
 344 Fireplace(s), # ____ ____ Other/Location ____
 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 ____ Garage Door Keyless Entry
 356 ____ Garage Door Opener(s), # ____
 357 ____ Garage Door Transmitter(s), # ____
 358 ____ Generator
 359 ____ 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 ____
 376 ____ Refrigerator (#2)
 377 Location ____
 378 ____ Trash Compactor
 ____ 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
 ____ Wood Burning Stove
 ____ Yard Light
 ____ Elec. ____ Gas
 ____ Boat Dock, ID# ____
 ____ Other ____


 BM-SIGNED
 04/12/2020
 04/12/2020
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 SELLER SELLER
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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:
382 _____
383 _____
384 _____

385
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.**
398

399
400
401  **BM-SIGNED**
402 *Shawn Bates* **Apr 01, 2024**
403 SELLER DATE SELLER  **BM-SIGNED**
404 *Chad Beck* **Apr 01, 2024** DATE

405 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

406  **BM-SIGNED**
407 *Michael Pohl* **Apr 01, 2024**

- 408 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
409 and SELLER need only make an honest effort at fully revealing the information requested.
410 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees
411 concerning the condition or value of the Property.
412 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)
413 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.
414 I have been specifically advised to have Property examined by professional inspectors.
415 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
416 5. I specifically represent there are no important representations concerning the condition or value of Property made
417 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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Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of the Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised September 2023. All previous versions of this document may no longer be valid. Copyright January 2024.