

Sellers/Property Disclosure Document

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

1 SELLER: Sandra D. Villa
2 PROPERTY: 390 130th St, Ft Scott, KS 66701
3

4 1. NOTICE TO SELLER.

5 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if
6 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material
7 defects known to SELLER in the Property to prospective Buyer(s) and that failure to do so may result in civil liability
8 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to
9 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.
10

11 2. NOTICE TO BUYER.

12 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute
13 for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a
14 warranty or representation by the Broker(s) or their licensees.
15

16 3. OCCUPANCY.

17 Approximate age of Property? 98 How long have you owned? 1.5
18 Does SELLER currently occupy the Property? Yes ☒ No ☐
19 If "No", how long has it been since SELLER occupied the Property? years/months
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21 4. TYPE OF CONSTRUCTION. ☐ Manufactured ☐ Modular ☒ Conventional/Wood Frame
22 ☐ Mobile ☐ Other
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25 5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND 26 DISCLOSURE ALSO.) ARE YOU AWARE OF:

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

47 Property surveyed in 2004. Points are set outside fence. SDV
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6. ROOF.

- a. Approximate Age 17 years ☐ Unknown Type Shingle Yes ☐ No ☒
- 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 2023 Arnold Construction
- 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? 1 layers or ☐ Unknown.

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

Replaced approximately half of roof 2023 due to wind storm SDV

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 piling 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 driveways, patios, decks, fences or retaining walls on the Property? Yes ☐ No ☒
- g. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? Yes ☐ No ☒
Date of any repairs, inspection(s) or cleaning? _____
Date of last use? _____
- h. Does the Property have a sump pump? Yes ☒ No ☐
If "Yes", location: Basement
- i. 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: Normal dampness for older basement. French drain goes to sump pump and will alleviate any water during heavy rain. SDV

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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: Additional bathroom added 2022.
- 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: _____

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10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern
 If well water, state type _____ depth _____ diameter _____ age _____
- b. If the drinking water source is a well, when was the water last checked for safety and what was the result of the test? _____
- c. Is there a water softener on the Property? Yes ☐ No ☒
 If "Yes", is it: ☐ Leased ☐ Owned? Yes ☐ No ☒
- 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 ☐ Cesspool ☐ Lagoon ☒ Other Oxygenated system
- f. The location of the sewer line clean out trap is: _____
- g. Is there a sewage pump on the septic system? N/A ☒ Yes ☐ No ☐
- h. Is there a grinder pump system? Yes ☐ No ☒
- i. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? 2020 By whom? Brown's Septic Yes ☐ No ☒
- j. 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: _____
- k. Are you aware of any leaks, backups, or other problems relating to any of the, plumbing, water, and sewage related systems? Yes ☐ No ☒
- l. Type of plumbing material currently used in the Property:
☐ Copper ☐ Galvanized ☐ PVC ☒ PEX ☐ Other _____
 The location of the main water shut-off is: NE Corner of basement and/or water meter at NE of house
- m. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A ☒ Yes ☐ No ☐

If your answer to (k) in this section is "Yes", explain in detail or attach available documentation:



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148 11. HEATING AND AIR CONDITIONING. Yes ☒ No ☐

149 a. Does the Property have air conditioning? Yes ☒ No ☐

150 ☒ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)

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

152 1 17yrs X Basement

153 2

154 b. Does the Property have heating systems? Yes ☒ No ☐

155 ☐ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Heat Pump ☒ Propane

156 ☐ Fuel Tank ☒ Other *Optional outside wood stove*

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

158 1 16yrs X Basement

159 2 14yrs X Basement

160 c. Are there rooms without heat or air conditioning? Yes ☐ No ☒

161 If "Yes", which room(s)?

162 d. Does the Property have a water heater? Yes ☒ No ☐

163 ☒ Electric ☐ Gas ☐ Solar ☐ Tankless

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

165 1 1yr X Basement 50 Gallon

166 2

167 e. Are you aware of any problems regarding these items? Yes ☐ No ☒

168 If "Yes", explain in detail:

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173 12. ELECTRICAL SYSTEM.

174 a. Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown

175 b. Type of electrical panel(s): ☒ Breaker ☐ Fuse

176 Location of electrical panel(s): *Kitchen*

177 Size of electrical panel (total amps), if known:

178 c. Are you aware of any problem with the electrical system? Yes ☒ No ☐

179 If "Yes", explain in detail: *Needs breaker switch added for dryer.SDV*

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183 13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

184 a. Any underground tanks on the Property? Yes ☐ No ☒

185 b. Any landfill on the Property? Yes ☐ No ☒

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

187 d. Any contamination with radioactive or other hazardous material? Yes ☐ No ☒

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

189 f. Any professional testing/mitigation for radon on the Property? Yes ☐ No ☒

190 g. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒

191 h. Any other environmental issues? Yes ☐ No ☒

192 i. Any controlled substances ever manufactured on the Property? Yes ☐ No ☒

193 j. Any methamphetamine ever manufactured on the Property? Yes ☐ No ☒

194 (In Missouri, a separate disclosure is required if methamphetamine or other controlled

195 substances have been produced on the Property, or if any resident of the Property has

196 been convicted of the production of a controlled substance.)

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198 If any of the answers in this section are "Yes", explain in detail or attach test results and other

199 documentation:

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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? \$ _____

Homeowner's Association dues are paid in full until _____ in the amount of \$ _____ and such payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to _____ includes: _____

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

If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other documentation: *Fiber optic with CrawKan should be available in 2024.SDV*

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? Yes ☐ No ☒
☐ Party walls ☐ Common areas ☐ Easement Driveways
- 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 general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☒
- h. Missing keys for any exterior doors, including garage doors to the Property? Yes ☐ No ☒
- List locks without keys _____
- i. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- j. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- k. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒

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- 258 l. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- 259 m. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- 260 n. Any added insulation since you have owned the Property? Yes ☐ No ☒
- 261 o. Having replaced any appliances that remain with the Property in the
262 past five (5) years? Yes ☐ No ☒
- 263 p. Any transferable warranties on the Property or any of its
264 components? Yes ☐ No ☒
- 265 q. Having made any insurance or other claims pertaining to the Property
266 in the past five (5) years? Yes ☒ No ☐
- 267 If "Yes", were repairs from claim(s) completed? N/A ☐ Yes ☒ No ☐
- 268 r. Any use of synthetic stucco on the Property? Yes ☐ No ☒
- 269

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

271 Roof repaired in 2023 from windstorm SDV

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

275 Electric Company Name: Heartland Rural Electric Phone #: 800-835-9586

276 Gas Company Name: _____ Phone #: _____

277 Water Company Name: RUD #2 Phone #: 620-223-1110

278 Trash Company Name: _____ Phone #: _____

279 Other: Propane- Harris Phone #: 620-368-4792

280 Other: Internet/Phone- CrawKan Phone #: 620-724-8235

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18. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

283 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and
284 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for
285 what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in
286 Subparagraphs 1a and 1b of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1
287 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-
288 printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and
289 the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the
290 "Additional Inclusions" and/or the "Exclusions" in Paragraph 1a and/or 1b, all existing improvements on the Property
291 (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried,
292 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property,
293 including, but not limited to:

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295 Bathroom mirrors Lighting and light fixtures Shelving, racks and towel bars
296 Fences ~~Mounted entertainment brackets~~ ^{SV} (if attached)
297 Fireplace grates, screens and/or Other mirrors (if attached) Storm windows, doors & screens
298 glass doors (if attached) Plumbing equipment and fixtures Window blinds, ~~curtains~~ ^{SV} coverings
299 Floor coverings (if attached) and mounting components
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301 Fill in all blanks using one of the abbreviations listed below.

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

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

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

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

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NA Air Conditioning Window Units, # _____

OS Air Conditioning Central System

OS Attic Fan

OS Ceiling Fan(s), # 2

NA Central Vac and Attachments

NA Closet Systems

NA Location _____

NA Doorbell

NA Electric Air Cleaner or Purifier

NA Electric Car Charging Equipment

NA Exhaust Fan(s) - Baths

OS Fences - Invisible & Controls

Fireplace(s), # 1

Location #1 North Exterior _____ Location #2 NA _____

☐ Chimney ☐ Chimney

☐ Gas Logs ☐ Gas Logs

☐ Gas Starter ☐ Gas Starter

☐ Heat Re-circulator ☐ Heat Re-circulator

☐ Insert ☐ Insert

☒ Wood Burning Stove ☐ Wood Burning Stove

☐ Other ☐ Other

OS Fountain(s)

OS Furnace/Heat Pump/Other Heating System

NA Garage Door Keyless Entry

NA Garage Door Opener(s), # _____

NA Garage Door Transmitter(s), # _____

NA Gas Yard Light

NA Humidifier

NA Intercom

NA Jetted Tub

KITCHEN APPLIANCES

Cooking Unit

NA Cooktop ☐ Elec. ☐ Gas

NS Microwave Oven

NS Oven ☒ Elec. ☐ Gas ☐ Convection

NS Stove/Range ☒ Elec. ☐ Gas ☐ Convection

OS Dishwasher

NA Disposal

NS Freezer

Location Basement

NA Ice maker

OS Refrigerator (#1)

Location Kitchen

NA Refrigerator (#2)

Location _____

NA Trash Compactor

NS Laundry - Washer

NS Laundry - Dryer

☐ Elec. ☐ Gas

MOUNTED ENTERTAINMENT EQUIPMENT

NA Item #1

Location _____

NA Item #2

Location _____

NA Item #3

Location _____

NA Item #4

Location _____

NA Item #5

Location _____

NA Outside Cooking Unit

NS Propane Tank

☐ Owned ☒ Leased

NA Security System

☐ Owned ☐ Leased

OS Smoke/Fire Detector(s), # 2

NS Spa/Hot Tub

NA Spa/Sauna

NA Spa Equipment

NA Sprinkler System Auto Timer

NA Sprinkler System Back Flow Valve

NA Sprinkler System (Components & Controls)

NA Statuary/Yard Art

OS Sump Pump

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

NA Water Softener and/or Purifier

☐ Owned ☐ Leased

Other _____

Other _____

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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.

New plumbing throughout, new flooring, 1 new shower, 1 new toilet, 2 new vanities, fresh paint on main level, new kitchen cabinets and sink, cabinet mounted in basement. SDN

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 salespeople. 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.

<i>Sandra D. Villa</i>	Nov 17, 2023		
SELLER	DATE	SELLER	DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

- 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.
- This Property is being sold to me without warranties or guarantees of any kind by SELLER, Broker(s) or agents concerning the condition or value of the Property.
- 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.
- I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
- 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