



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

SELLER: James & Judy Edwards
PROPERTY: 317 E Main Street, Severy, KS 67137

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? 38 yrs How long have you owned? 27 yrs
Does SELLER currently occupy the Property? Yes ☐ No ☒
If "No", how long has it been since SELLER occupied the Property? 6 years/months

4. TYPE OF CONSTRUCTION. ☐ Manufactured ☐ Modular ☒ 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 ☒
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:

Been Surveyed

[Signature] JME
SELLER SELLER Initials

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6. ROOF.

- a. Approximate Age: 30 years ☐ Unknown Type: Asphalt
- 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? 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:

Re Roofed 1 yr ago

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 \$ 70.00 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:

McKenzie Pest Control

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: _____
- 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:

Cracks in Concrete Driveway

[Signature] AME
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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.


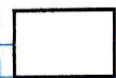
- a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern
If well water, state type _____ depth _____
diameter _____ age _____
- b. If the drinking water source is a well, when was the water last checked for safety and what was the result of the test? _____
- c. Is there a water softener on the Property? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- 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 _____
- f. The location of the sewer line clean out trap is: West Side
- 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? _____ By whom? _____
- 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: West Side 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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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. 20 WESIDE
2. _____
- 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. _____
2. _____
- 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. 1 yr WATERS
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): KITCHEN
- Size of electrical panel (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/mitigation for radon on the Property? Yes ☐ No ☒
- g. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒
- h. Any other environmental issues? Yes ☐ No ☒
- i. Any controlled substances ever manufactured on the Property? Yes ☐ No ☒
- j. 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:

[Signature] AME
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[Signature] [Signature]
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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 \$ _____ payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to _____ and such 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: _____

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.

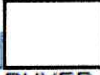
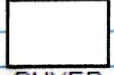
16. OTHER MATTERS. ARE YOU AWARE OF:

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

270

271 Re Shingle Roof

272

273

274

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

276 Electric Company Name: _____ Phone # _____

277 Gas Company Name: _____ Phone # _____

278 Water Company Name: _____ Phone # _____

279 Trash Company Name: _____ Phone # _____

280 Other: _____ Phone # _____

281 Other: _____ Phone # _____

282

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

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

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

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

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

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

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

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

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

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

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

294 including, but not limited to:

295

296 Bathroom mirrors	Lighting and light fixtures	Shelving, racks and towel bars
297 Fences	Mounted entertainment brackets	(if attached)
298 Fireplace grates, screens and/or	Other mirrors (if attached)	Storm windows, doors & screens
299 glass doors (if attached)	Plumbing equipment and fixtures	Window blinds, curtains, coverings
300 Floor coverings (if attached)		and mounting components

301 [Signature] [Signature]

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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
304 Condition.

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

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

307

308

309 NA Air Conditioning Window Units, # _____

310 OS Air Conditioning Central System

311 NA Attic Fan

312 OS Ceiling Fan(s), # _____

313 NA Central Vac and Attachments

314 NA Closet Systems

315 NA Location _____

316 OS Doorbell

317 NA Electric Air Cleaner or Purifier

318 NA Electric Car Charging Equipment

319 NA Exhaust Fan(s) - Baths

320 NA Fences - Invisible & Controls

321 Fireplace(s), # _____

322 Location #1 NA Location #2 _____

323 Chimney _____ Chimney _____

324 NA Gas Logs _____ Gas Logs _____

325 NA Gas Starter _____ Gas Starter _____

326 NA Heat Re-circulator _____ Heat Re-circulator _____

327 NA Insert _____ Insert _____

328 OS Wood Burning Stove _____ Wood Burning Stove _____

329 _____ Other _____

330 NA Fountain(s)

331 NA Furnace/Heat Pump/Other Heating System

332 OS Garage Door Keyless Entry

333 OS Garage Door Opener(s), # _____

334 NA Garage Door Transmitter(s), # _____

335 NA Gas Yard Light

336 NA Humidifier

337 NA Intercom

338 NA Jetted Tub

339 KITCHEN APPLIANCES

340 Cooking Unit

341 _____ Cooktop OS Elec. _____ Gas

342 OS Microwave Oven

343 OS Oven

344 OS Elec. _____ Gas _____ Convection

345 OS Stove/Range

346 OS Elec. _____ Gas _____ Convection

347 OS Dishwasher

348 OS Disposal

349 NA Freezer

350 Location _____

351 NA Ice maker

352 OS Refrigerator (#1)

353 Location NA

354 Refrigerator (#2)

355 Location _____

356 NA Trash Compactor

NA Laundry - Washer

NA Laundry - Dryer

NA Elec. _____ Gas

MOUNTED ENTERTAINMENT EQUIPMENT

Item #1 _____

Location _____

Item #2 _____

Location _____

Item #3 _____

Location _____

Item #4 _____

Location _____

Item #5 _____

Location _____

NA Outside Cooking Unit

NA Propane Tank

_____ Owned _____ Leased

NA Security System

_____ Owned _____ Leased

NA Smoke/Fire Detector(s), # _____

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 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

_____ Water Softener and/or Purifier

_____ Owned _____ Leased

Other _____

Other _____

Other _____

Other _____

Other _____

Other _____

Other _____

Other _____

Other _____

Other _____

Other _____

Other _____

NA NA ME Initials

SELLER SELLER


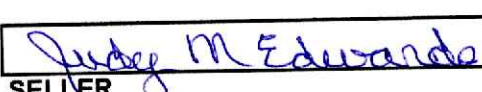


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357 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
358 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
359 invoices, notices or other documents describing or referring to the matters revealed herein:
360
361
362
363

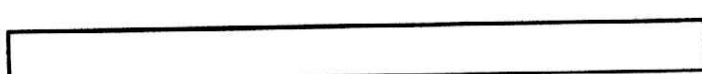
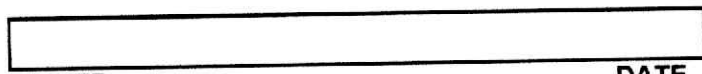
364 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
365 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
366 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
367 prospective BUYER of the Property and to real estate brokers and salespeople. **SELLER will promptly notify**
368 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and**
369 **Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes.**
370 **(SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, #**
371 **of pages).**
372

373 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS
374 DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.
375 IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.
376
377

378
379  
380  11-9-23  11-9-23
381 SELLER DATE SELLER DATE
382

383 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**
384

- 385 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
386 and SELLER need only make an honest effort at fully revealing the information requested.
387 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents
388 concerning the condition or value of the Property.
389 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)
390 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.
391 I have been specifically advised to have Property examined by professional inspectors.
392 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
393 5. I specifically represent there are no important representations concerning the condition or value of Property made by
394 SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.
395
396

397  
398 BUYER DATE BUYER DATE
399

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 August 2018. All previous versions of this document may no longer be valid. Copyright January 2019.