



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

SELLER: Clay R Finley and Carlyn J Finley

PROPERTY: 11245 US 59 Highway, Oskaloosa, KS 66066

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? 44 years How long have you owned? 2 years

Does SELLER currently occupy the Property? Yes ☒ No ☐

If "No", how long has it been since SELLER occupied the Property? years/months yes until Sept 2022

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:

5k- the home is on a very wooded 5.8 acres and some native trees may be dead or dying naturally

5c- no improvements are located within FEMA flood zone.

DS

 Initials
 SELLER SELLER

Initials
 BUYER BUYER

6. ROOF.

- a. Approximate Age: 11 years ☐ Unknown Type: asphalt shingle
- 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:

6a and b -roof over kitchen nook was repaired recently

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 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:

8d- a damp spot on basement floor appeared infrequently, re-attachement of gutter extensions seems to prevent them. 8b- described as normal during 2020 inspection. 8f-crack in driveway slab.

DS DS

Initials Initials

SELLER SELLER BUYER BUYER

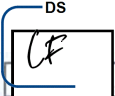
9. ADDITIONS AND/OR REMODELING.

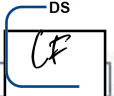
- a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes ☐ No ☒
If "Yes", explain in detail: _____
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? N/A ☒ Yes ☐ No ☐
If "No", explain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

DS

 SELLER

DS

 SELLER

Initials

Initials


 BUYER

BUYER

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.	17 years		owned	basement	Aug 2020/unk 2021 / Boyds
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.	17 years		owned	basement	Aug 2020 / unk
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.	2 years		owned	basement	40 gals	unk
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):

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:

13f- radon mitigation system is installed

DS
CF
SELLER SELLER

Initials

Initials

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? \$ _____

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 ☒

DS
CF
SELLER

DS
CF
Initials

Initials
BUYER

- 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 Were told in 2020 when purchasing home that washer and dryer were replaced in 2019. Dishwasher was

272 replaced in 2021 with a pre-owned unit.

273

274

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

276 Electric Company Name: Every Phone # 816-414-4500

277 Gas Company Name: Jackson Farmers Propane Phone # 785-483-3360

278 Water Company Name: Jefferson County Rural Water Phone # 785-842-1502

279 Trash Company Name: Orion Waste Services Phone # 785-232-9168

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

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

300

DS

DS

CF

CF

SELLER SELLER

Initials

Initials

BUYER BUYER

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

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

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

“NA” = Not applicable (any item not present).

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

NA Air Conditioning Window Units, # 0
 OS Air Conditioning Central System
 NA Attic Fan
 OS Ceiling Fan(s), # 5
 OS Central Vac and Attachments (no attachments)
 NA Closet Systems
 Location _____
 OS Doorbell
 NA Electric Air Cleaner or Purifier
 NA Electric Car Charging Equipment
 OS Exhaust Fan(s) – Baths
 NA Fences – Invisible & Controls
 Fireplace(s), # 2
 Location #1 KITCHEN Location #2 LIVING ROOM
 OS Chimney OS Chimney
 NA Gas Logs NA Gas Logs
 NA Gas Starter NA Gas Starter
 OS Heat Re-circulator OS Heat Re-circulator
 NA Insert NA Insert
 OS Wood Burning Stove Wood Burning Stove
 Other Other
 NA Fountain(s)
 OS Furnace/Heat Pump/Other Heating System
 Garage Door Keyless Entry
 OS Garage Door Opener(s), # _____
 Garage Door Transmitter(s), # _____
 NA Gas Yard Light
 NA Humidifier
 NA Intercom
 NA Jetted Tub
KITCHEN APPLIANCES
 Cooking Unit
 OS Cooktop X Elec. _____ Gas
 OS Microwave Oven
 OS Oven
 X Elec. _____ Gas _____ Convection
 NA Stove/Range
 Elec. _____ Gas _____ Convection
 OS Dishwasher
 OS Disposal
 OS Freezer
 Location garage
 na Icemaker
 os Refrigerator (#1)
 Location kitchen
 NA Refrigerator (#2)
 Location _____
 NA Trash Compactor

OS Laundry - Washer

OS Laundry - Dryer

_____ Elec. _____ Gas

MOUNTED ENTERTAINMENT EQUIPMENT

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

NA Outside Cooking Unit

OS Propane Tank

X Owned _____ Leased

NA Security System

_____ Owned _____ Leased

Smoke/Fire Detector(s), # _____

Spa/Hot Tub

Spa/Sauna

Spa Equipment

Sprinkler System Auto Timer

NA Sprinkler System Back Flow Valve

Sprinkler System (Components & Controls)

Statuary/Yard Art

Sump Pump

Swimming Pool (Swimming Pool Rider Attached)

NA Swimming Pool Heater

NA Swimming Pool Equipment

EX TV Antenna/Receiver/Satellite Dish

X Owned _____ Leased

OS Water Heater

NA Water Softener and/or Purifier

_____ Owned _____ Leased

Other _____

Other _____

Other _____

Other _____

Other _____

Other _____

Other _____

Other _____

Other _____

Other _____

Other _____

DS
 [Signature] [Signature]
 SELLER SELLER

Initials

Initials

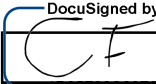
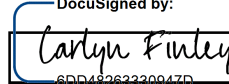
[Signature] [Signature]
 BUYER BUYER

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:

--

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.

DocuSigned by: 	8/22/2022	DocuSigned by: 	8/23/2022
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 guaranties 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

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.