

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

		s):	Ibarra & Brov	wne LLC	
PROP	ERTY:	3936 Clar	k Avenue, Kansas City, M	0 64111	
1. NC	TICE TO SELLER.				
Be as (	complete and accurate as				
	is insufficient for all applic				
	s, known to SELLER, in th				
	nages. Non-occupant SE				
assist	SELLER in making these	disclosures. Licensee	e(s), prospective buyers	and buyers wil	i rely on this inform
2. NC	TICE TO BUYER.				
	a disclosure of SELLER's	S knowledge of the Pr	operty as of the date si	gned by SELLE	R and is not a sub
	inspections or warranties				
	ty or representation by the				
3. OC		101			
Approx	imate age of Property?	101 the Preperty?	How long have you ow	/ned?	2.5 Months
If "No"	how long has it been sind	ce SELLER occupied	the Property?	vears/m	onths
n NO,	now long has it been sind			years/ii	1011113
🗖 SEI	LER has never occupied	I the Property, SELLE	R to answer all question	s to the best of	SELLER'S knowle
	-		-		
4. TY	PE OF CONSTRUCTION	I. 🔲 Manufactured	🔲 Modular	Convention	onal/Wood Frame
		D Mobile	Uther		
5. LA	ND (SOILS, DRAINAGE	AND BOUNDARIES).	(IF RURAL OR VACA	NT LAND. AT	TACH SELLER'S I
	SCLOSURE ALSO.) AR	E YOU AWARE OF:			
а.	Any fill or expansive soil	I on the Property?			Yes
а.	Any fill or expansive soil Any sliding, settling, earl	l on the Property? th movement, upheava	al or earth stability probl	ems	
a. b.	Any fill or expansive soil Any sliding, settling, earl on the Property?	I on the Property? th movement, upheave	al or earth stability probl	ems	
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а. b. c.	Any fill or expansive soil Any sliding, settling, earl on the Property? The Property or any port area or <b>proposed</b> to be	I on the Property? th movement, upheava tion thereof being loca located in such as des	al or earth stability probl ted in a flood zone, wet signated by FEMA whicl	ems lands h	Yes
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nitials Initials BUYER BUYER Sellers Disclosure and Condition of Property Addendum – Residential

6.			
	а.	Approximate Age: <u>2 mont</u> years Unknown Type: <u>Composite</u> Have there been any problems with the roof, flashing or rain gutters?	
	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.	If "Yes", what was the date of the occurrence?	Yes 🗖 No 🗸
		Date of and company performing such repairs /	
	d.	Date of and company performing such repairs / / 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 $\Box$ Unknown.	
	•.		
	lf a	ny of the answers in this section are "Yes", explain in detail or attach all warranty infor	mation and oth
		cumentation:	
		Roof was replaced with 30-Year Composite Shingles	
7		FESTATION. ARE YOU AWARE OF:	
1.		Any termites, wood destroying insects, or <b>other</b> pests on the Property?	
		Any damage to the Property by termites, wood destroying insects or <b>other</b>	
	υ.		
		pests?	
	c.	Any termite, wood destroying insects or <b>other</b> 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 T the treatment system is	
		subject to removal by the treatment company if annual service fee is not paid.	
		subject to removal by the treatment company if annual service fee is not paid. Iny of the answers in this section are "Yes", explain in detail or attach all warranty infor cumentation:	mation and oth
		ny of the answers in this section are "Yes", explain in detail or attach all warranty infor	mation and oth
8.	do	ny of the answers in this section are "Yes", explain in detail or attach all warranty infor cumentation:	mation and oth
8.	do ST	ny of the answers in this section are "Yes", explain in detail or attach all warranty infor	mation and oth
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8.	do STI	ny of the answers in this section are "Yes", explain in detail or attach all warranty infor cumentation: RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E YOU AWARE OF: Any movement, shifting, deterioration, or other problems with walls, foundations,	
8.	do STI AR a.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E YOU AWARE OF: Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	
8.	do STI AR a.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E YOU AWARE OF: Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Any cracks or flaws in the walls, ceilings, foundations, concrete slab,	Yes 🗖 No 🗸
8.	do STI AR a. b.	RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E YOU AWARE OF: Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	Yes 🗖 No 🔽
8.	do STI AR a. b. c.	Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	Yes 🗖 No 🖌 Yes 🗖 No 🖌 Yes 🗖 No
8.	do STI AR a. b. c. d.	Any corrective action taken including, but not limited to piering or bracing?	Yes No
8.	do STI AR a. b. c. d. e.	Any corrective action taken including, but not limited to piering or bracing?	Yes No Yes No Yes No Yes No Yes No
8.	do STI AR a. b. c. d. e. f.	Any corrective action taken including, but not limited to piering or bracing? Any corrective action taken including, but not limited to piering or bracing? Any water leakage or dampness in the house, crawl space or basement? Any corrective action taken including, but not limited to piering or bracing? Any water leakage or dampness in the house, crawl space or basement?	Yes No Yes No Yes No Yes No Yes No Yes No
8.	do STI AR a. b. c. d. e. f. g.	Inv of the answers in this section are "Yes", explain in detail or attach all warranty information:         RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.         E YOU AWARE OF:         Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?         Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?         Any corrective action taken including, but not limited to piering or bracing?         Any water leakage or dampness in the house, crawl space or basement?         Any dry rot, wood rot or similar conditions on the wood of the Property?         Any problems with windows or exterior doors?         Any problems with driveways, patios, decks, fences or retaining walls on the Property?	Yes No Yes No Yes No Yes No Yes No Yes No
8.	do STI AR a. b. c. d. e. f. g.	Inv of the answers in this section are "Yes", explain in detail or attach all warranty information:         RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.         E YOU AWARE OF:         Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?         Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?         Any corrective action taken including, but not limited to piering or bracing?         Any dry rot, wood rot or similar conditions on the wood of the Property?         Any problems with windows or exterior doors?         Any problems with fireplace including, but not limited to firebox, chimney,	Yes No Yes No Yes No Yes No Yes No Yes No Yes No Yes No
8.	do STI AR a. b. c. d. e. f. g.	Any of the answers in this section are "Yes", explain in detail or attach all warranty information: RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. E YOU AWARE OF: Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Any corrective action taken including, but not limited to piering or bracing? Any water leakage or dampness in the house, crawl space or basement? Any dry rot, wood rot or similar conditions on the wood of the Property? Any problems with windows or exterior doors? Any problems with driveways, patios, decks, fences or retaining walls on the Property? Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line?	Yes No Yes No Yes No Yes No Yes No Yes No Yes No
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8.	do STI AR a. b. c. d. e. f. g. h.	ny of the answers in this section are "Yes", explain in detail or attach all warranty information:   RUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.  E YOU AWARE OF:  Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?  Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?  Any corrective action taken including, but not limited to piering or bracing?  Any water leakage or dampness in the house, crawl space or basement?  Any dry rot, wood rot or similar conditions on the wood of the Property?  Any problems with driveways, patios, decks, fences or retaining walls on the Property?  Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line?  Does the Property have a sump pump?	Yes No Yes No
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				ĺ
Initials				
	BUYER	Γ	BUYER	

		Are you aware of any additions, structural changes, or other material alterations to the Property?	Yes
		If "Yes", explain in detail:	
	b.	If "Yes", were all necessary permits and approvals obtained, and was all work in	
		compliance with building codes?	
40			
10.		UMBING RELATED ITEMS.         What is the drinking water source?         ✓ Public         Private         Well         Cistern         Other:	
	a.	If well water, state type depth diameter age	
	b.	If well water, state type depth diameter age If the drinking water source is a well, has water been tested for safety?N	/A Yes
		If "Yes", when was the water last checked for safety? (attach test results)	
	C.	Is there a water softener on the Property?	Yes
		If "Yes", is it: 🔲 Leased 🔲 Owned?	_
	d.	Is there a water purifier system?	Yes
		If "Yes", is it: 🔲 Leased 🔲 Owned?	
	e.	What type of sewage system serves the Property? Z Public Sewer Private Sewer	
		Septic System, Number of Tanks Cesspool Lagoon Other	
	f.	Approximate location of septic tank and/or absorption field:	
	g.	The location of the sewer line clean out trap is: Is there a sewage pump on the septic system?	
		Is there a sewage pump on the septic system?	
	i.	Is there a grinder pump system?	Yes
	j.	If there is a privately owned system, when was the septic tank, cesspool, or sewage	
	1.	system last serviced? By whom?	
	к.	Is there a sprinkler system?	
		Does sprinkler system cover full yard and landscaped areas?	
		If "No", explain in detail: Are you aware of any leaks, backups, or other problems relating to any of the	
	1.	plumbing, water, and sewage related systems?	Vec
	m	Type of plumbing material currently used in the Property:	
		Type of plutibility filatenal currently used in the Property. $\Box$ Copport $\Box$ Columnized $\Box$ DVC $\Box$ DEV. $\Box$ Other	
		Copper Galvanized PVC PEX Other The location of the main water shut-off is: Basement	
	n	Is there a back flow prevention device on the lawn sprinkling system,	
		sewer or pool?N	
	lf v	our answer to (I) in this section is "Yes", explain in detail or attach available	
		cumentation:	



Initials		
	BUYER	BUYER

156       a. Does the Property have air conditioning?       Yes Ø No         157
157
158       Unit       Age of Unit       Leased       Owned       Location       Last Date Serviced/By Whom?         11.       Brand New       2.
1.       Brand New         160       2.         161       b.         Does the Property have heating systems?       Yes No         162       Electric [Fuel Oil ØNatural Gas ] Heat Pump ] Propane         163       Fuel Tank ] Other         164       Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?         165       1.         1.       Brand New         2.
160       2.         161       b. Does the Property have heating systems?       Yes No         162       □ Electric □ Fuel Oil Ø Natural Gas □ Heat Pump □ Propane         163       □ Fuel Tank □ Other.         164       Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?         165       1.       Brand New         2.       2.       Yes No Ø         166       2.       Yes No Ø         167       c. Are there rooms without heat or air conditioning?       Yes No Ø         168       If "Yes", which room(s)?       Yes Ø No Ø         169       Does the Property have a water heater?       Yes Ø No Ø         170       □ Electric Ø Gas □ Solar □ Tankless       Yes Ø No Ø         171       Li
161       b. Does the Property have heating systems?       Yes No         162       ☐ Electric ☐ Fuel Oil ØNatural Gas ☐ Heat Pump ☐ Propane         163       ☐ Fuel Tank ☐ Other.         164       Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?         165       1. Brand New         166       2.         167       c. Are there rooms without heat or air conditioning?         168       If "Yes", which room(s)?         169       d. Does the Property have a water heater?         170       ☐ Electric ☐ Gas ☐ Solar ☐ Tankless         171       Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?         1.
162       □Electric       □Fuel Oil ■ Natural Gas       □Heat Pump       □Propane         163       □Fuel Tank       ○Other       □Last Date Serviced/By Whom?         164       Unit       Age of Unit       Leased       Owned       Location       Last Date Serviced/By Whom?         165       1.       Brand New       □       □       □       □       □         166       2.       □
163       □Fuel Tank □Other
164       Unit       Leased       Owned       Location       Last Date Serviced/By Whom?         165       1.       Brand New
1.       Brand New         166       2.         167       c. Are there rooms without heat or air conditioning?         168       If "Yes", which room(s)?         169       d. Does the Property have a water heater?         170       □Electric ØGas □Solar □ Tankless         171       Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?         172       1.         173       2.         174       e. Are you aware of any problems regarding these items?         175       If "Yes", explain in detail:         176
166       2.         167       c. Are there rooms without heat or air conditioning?       Yes No         168       If "Yes", which room(s)?       No         169       d. Does the Property have a water heater?       Yes No         170       □Electric       ☑Gas       □Solar       □Tankless         171       Unit       Age of Unit       Leased       Owned       Location       Capacity       Last Date Serviced/By Whom?         172       1.              173       2.              174       e. Are you aware of any problems regarding these items?
167       c. Are there rooms without heat or air conditioning?       Yes No√         168       If "Yes", which room(s)?       No√         169       d. Does the Property have a water heater?       Yes No         170       □Electric       Gas       Solar       Tankless         171       Unit       Age of Unit       Leased       Owned       Location       Capacity       Last Date Serviced/By Whom?         172       1.
168       If "Yes", which room(s)?         169       d. Does the Property have a water heater?       Yes ☑ No ☑         170       ☐Electric       ☑Gas       ☐ Solar       ☐ Tankless         171       Unit       Age of Unit       Leased       Owned       Location       Capacity       Last Date Serviced/By Whom?         172       1.
169       d. Does the Property have a water heater?       Yes ✓ No         170       ☐ Electric       ✓ Gas       ☐ Solar       ☐ Tankless         171       Unit       Age of Unit       Leased       Owned       Location       Capacity       Last Date Serviced/By Whom?         172       1.
170       □Electric       ☑Gas       □ Solar       □ Tankless         171       Unit       Age of Unit       Leased       Owned       Location       Capacity       Last Date Serviced/By Whom?         172       1.
171       Unit       Age of Unit       Leased       Owned       Location       Capacity       Last Date Serviced/By Whom?         172       1.       2.
172       1.         173       2.         174       e. Are you aware of any problems regarding these items?         175       If "Yes", explain in detail:         176
173       2.         174       e. Are you aware of any problems regarding these items?         175       If "Yes", explain in detail:         176       .         177       .         178       12. ELECTRICAL SYSTEM.         180       a. Type of material used: ∠ Copper △ Aluminum △Unknown         181       b. Type of electrical panel(s): ∠ Breaker △ Fuse         182       Location of electrical panel(s): Breaker △ Fuse         183       Size of electrical panel(s) (total amps), if known: 100 AMPS         184       c. Are you aware of any problem with the electrical system?         185       If "Yes", explain in detail:         186       .         187       .         188       13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:         190       a. Any underground tanks on the Property?
174       e. Are you aware of any problems regarding these items?       Yes□ No☑         175       If "Yes", explain in detail:         176
175       If "Yes", explain in detail:         176
176         177         178         179       12. ELECTRICAL SYSTEM.         180       a. Type of material used:
177   178   179   12. ELECTRICAL SYSTEM.   180   a. Type of material used:
178         179       12. ELECTRICAL SYSTEM.         a. Type of material used:       □ Copper □ Aluminum □Unknown         181       b. Type of electrical panel(s):       □ Breaker □ Fuse         182       Location of electrical panel(s):       □ Breaker □ Fuse         183       Size of electrical panel(s) (total amps), if known:       100 AMPS         184       c. Are you aware of any problem with the electrical system?       100 AMPS         185       If "Yes", explain in detail:       □         186       □       □         187       □       □         188       13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:       Yes □ No ☑         190       a. Any underground tanks on the Property?       Yes □ No ☑
<ul> <li>179 12. ELECTRICAL SYSTEM.</li> <li>a. Type of material used:  Copper  Aluminum Unknown</li> <li>b. Type of electrical panel(s):  Breaker  Basement</li> <li>Location of electrical panel(s):  Basement</li> <li>Size of electrical panel(s) (total amps), if known:  100 AMPS</li> <li>c. Are you aware of any problem with the electrical system?</li></ul>
180       a. Type of material used:       ✓ Copper       Aluminum       Unknown         181       b. Type of electrical panel(s):       ✓ Breaker       Fuse         182       Location of electrical panel(s):       ✓ Breaker       Fuse         183       Size of electrical panel(s) (total amps), if known:       100 AMPS         184       c. Are you aware of any problem with the electrical system?       No         185       If "Yes", explain in detail:         186
<ul> <li>b. Type of electrical panel(s):  Breaker □ Fuse Location of electrical panel(s): Breaker □ Fuse Location of electrical panel(s): Breaker □ Fuse Location of electrical panel(s): 0 Breaker □ Fuse Size of electrical panel(s): 0 Breaker □ Fuse Size of electrical panel(s): 0 Breaker □ Fuse No Americal Size of electrical panel(s): 0 Americal Size of electrical system?</li> <li>c. Are you aware of any problem with the electrical system?</li></ul>
182       Location of electrical panel(s):       Basement         183       Size of electrical panel(s) (total amps), if known:       100 AMPS         184       C. Are you aware of any problem with the electrical system?       Yes No         185       If "Yes", explain in detail:         186
183       Size of electrical panel(s) (total amps), if known:       100 AMPS         184       c. Are you aware of any problem with the electrical system?       Yes No         185       If "Yes", explain in detail:         186
<ul> <li>185 If "Yes", explain in detail:</li> <li>186</li> <li>187</li> <li>188</li> <li>189</li> <li>13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:</li> <li>190 a. Any underground tanks on the Property?</li></ul>
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<ul> <li>189 13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:</li> <li>190 a. Any underground tanks on the Property?</li></ul>
190 a. Any underground tanks on the Property? Yes
192 c. Any toxic substances on the Property (e.g. tires, batteries, etc.)?
193 d. Any contamination with radioactive or other hazardous material?
194 <b>e.</b> Any testing for any of the above-listed items on the Property?
194 e. Any testing for any of the above-listed items on the Property? Yes □ No
<ul> <li>194 e. Any testing for any of the above-listed items on the Property?</li></ul>
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<ul> <li>e. Any testing for any of the above-listed items on the Property?</li> <li>f. Any professional testing/mitigation for radon on the Property?</li> <li>g. Any professional testing/mitigation for mold on the Property?</li> <li>h. Any other environmental issues?</li> <li>Yes</li> <li>No</li> <li>No</li> <li>No</li> <li>Yes</li> <li>Y</li></ul>
<ul> <li>e. Any testing for any of the above-listed items on the Property?</li> <li>f. Any professional testing/mitigation for radon on the Property?</li> <li>g. Any professional testing/mitigation for mold on the Property?</li> <li>h. Any other environmental issues?</li> <li>Yes</li> <li>No</li> <li>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</li> </ul>
<ul> <li>e. Any testing for any of the above-listed items on the Property?</li></ul>
<ul> <li>e. Any testing for any of the above-listed items on the Property?</li></ul>
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194 <b>e.</b> Any testing for any of the above-listed items on the Property?
194 e Any testing for any of the above-listed items on the Property?
104 a Apy testing for any of the above listed items on the Property?
104 Any testing for any of the above listed items on the Drapath/2
193 <b>G.</b> Any contamination with radioactive of other nazardous material?
192 c. Any toxic substances on the Property (e.g. tires, batteries, etc.)?
190 a. Any underground tanks on the Property? Yes
<ul> <li>189 13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:</li> <li>190 a. Any underground tanks on the Property?</li></ul>
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<ul> <li>189 13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:</li> <li>190 a. Any underground tanks on the Property?</li></ul>
190 a. Any underground tanks on the Property? Yes
103 d Any contamination with radioactive or other hazardous material?
$103 \qquad d  \text{Any contamination with redirective or other becordery restaries}$



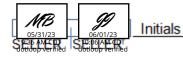
208	14. NE	IGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AW	ARE OF:
209	а.	The Property located outside of city limits?	Yes 🗖 No 🗹
210	b.	Any current/pending bonds, assessments, or special taxes that	
211		apply to Property?	Yes∐No₩
212		If "Yes", what is the amount? \$	
213	C.	Any condition or proposed change in your neighborhood or surrounding	
214		area or having received any notice of such?	Yes 🗖 No 🗹
215	d.	Any defect damage proposed change or problem with any	
216		common elements or common areas?	Yes
217	۵	Any condition or claim which may result in any change to assessments or fees?	Yes
218		Any streets that are privately owned?	
219		The Property being in a historic, conservation or special review district that	
	g.		
220		requires any alterations or improvements to the Property be approved by a	
221		board or commission?	
222	-	The Property being subject to tax abatement?	
223	i.	The Property being subject to a right of first refusal?	Yes No
224		If "Yes", number of days required for notice:	
225	j.	The Property being subject to covenants, conditions, and restrictions of a	
226	-	Homeowner's Association or subdivision restrictions?	Yes 🗖 No 🗹
227	k.	Any violations of such covenants and restrictions?	N/A Yes No
228	١.	The Homeowner's Association imposing its own transfer fee and/or	
229		initiation fee when the Property is sold?	
230		If "Yes", what is the amount? \$	
230	m	. The Property being subject to a Homeowners Association fee?	
	m.		
232		If "Yes", Homeowner's Association dues are paid in full until in the	e amount of
233		\$payableyearlysemi-annuallymonthlyquarterly, sent	
			and such includes:
234			
235			
		Homeowner's Association/Management Company contact name, phone number, well	osite, or email address:
235		Homeowner's Association/Management Company contact name, phone number, wel	osite, or email address:
235 236 237		Homeowner's Association/Management Company contact name, phone number, we	osite, or email address:
235 236 237 238		Homeowner's Association/Management Company contact name, phone number, we	osite, or email address:
235 236 237 238 239	n.		
235 236 237 238 239 240	n.	Homeowner's Association/Management Company contact name, phone number, we	
235 236 237 238 239 240 241		The Property being subject to a secondary Master Community Homeowners Associa	tion fee? Yes No
235 236 237 238 239 240 241 242			tion fee? Yes No
235 236 237 238 239 240 241 242 243		The Property being subject to a secondary Master Community Homeowners Associa	tion fee? Yes No
235 236 237 238 239 240 241 242 243 243 244		The Property being subject to a secondary Master Community Homeowners Associa	tion fee? Yes No
235 236 237 238 239 240 241 242 243 244 244 245		The Property being subject to a secondary Master Community Homeowners Associa	tion fee? Yes No
235 236 237 238 239 240 241 242 243 244 245 246		The Property being subject to a secondary Master Community Homeowners Associa	tion fee? Yes No
235 236 237 238 239 240 241 242 243 244 245 246 247		The Property being subject to a secondary Master Community Homeowners Associa any of the answers in this section are "Yes" (except m), explain in detail or atta	tion fee? Yes No
235 236 237 238 239 240 241 242 243 244 245 246 247 248		The Property being subject to a secondary Master Community Homeowners Associa any of the answers in this section are "Yes" (except m), explain in detail or atta REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	tion fee? Yes No
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235 236 237 238 239 240 241 242 243 244 245 246 247 246 247 248 249 250 251 252 253	If a 15. PF 16. OT a.	The Property being subject to a secondary Master Community Homeowners Associa any of the answers in this section are "Yes" (except m), explain in detail or atta REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. THER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways	tion fee? Yes No
235 236 237 238 239 240 241 242 243 244 245 246 247 248 246 247 248 249 250 251 252 253 254	If a 15. PF 16. OT a. b.	The Property being subject to a secondary Master Community Homeowners Associa any of the answers in this section are "Yes" (except m), explain in detail or atta REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. THER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways Any fire damage to the Property?	tion fee? Yes No
235 236 237 238 239 240 241 242 243 244 245 246 247 248 246 247 248 249 250 251 252 253 254 255	If a 15. PF 16. OT a. b. c.	The Property being subject to a secondary Master Community Homeowners Associa any of the answers in this section are "Yes" (except m), explain in detail or atta REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. THER MATTERS. ARE YOU AWARE OF: Any of the following? □Party walls □Common areas □ Easement Driveways Any fire damage to the Property? Any liens, other than mortgage(s)/deeds of trust currently on the Property?	tion fee? Yes No
235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256	If a 15. PF 16. OT a. b. c. d.	The Property being subject to a secondary Master Community Homeowners Associa any of the answers in this section are "Yes" (except m), explain in detail or atta REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. THER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways Any fire damage to the Property? Any liens, other than mortgage(s)/deeds of trust currently on the Property? Any violations of laws or regulations affecting the Property?	tion fee? Yes No
235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257	If a 15. PF 16. OT a. b. c. d.	The Property being subject to a secondary Master Community Homeowners Associa any of the answers in this section are "Yes" (except m), explain in detail or atta REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. THER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways Any fire damage to the Property? Any liens, other than mortgage(s)/deeds of trust currently on the Property? Any violations of laws or regulations affecting the Property? Any other conditions that may materially affect the value	tion fee? Yes No A
235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258	If a 15. PF 16. OT a. b. c. d.	The Property being subject to a secondary Master Community Homeowners Associa any of the answers in this section are "Yes" (except m), explain in detail or atta REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. THER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any liens, other than mortgage(s)/deeds of trust currently on the Property? Any other conditions that may materially affect the value or desirability of the Property?	tion fee? Yes No A
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235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261	If a 15. PF 16. OT a. b. c. d. e.	The Property being subject to a secondary Master Community Homeowners Associa any of the answers in this section are "Yes" (except m), explain in detail or atta REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. 'HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways Any fire damage to the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Any animals or pets residing in the Property during your ownership?	tion fee? Yes No
235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262	If a 15. PF 16. OT a. b. c. d. e. f. g. h.	The Property being subject to a secondary Master Community Homeowners Associa any of the answers in this section are "Yes" (except m), explain in detail or atta REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	tion fee? Yes No
235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263	If a 15. PF 16. OT a. b. c. d. e. f. g.	The Property being subject to a secondary Master Community Homeowners Associa any of the answers in this section are "Yes" (except m), explain in detail or atta REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any liens, other than mortgage(s)/deeds of trust currently on the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Any animals or pets residing in the Property? Missing keys for any exterior doors, including garage doors to the Property?	tion fee? Yes No
235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264	If a 15. PF 16. OT a. b. c. d. e. f. g. h. i.	The Property being subject to a secondary Master Community Homeowners Associa any of the answers in this section are "Yes" (except m), explain in detail or atta REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months? If "Yes", a copy of inspection report(s) are available upon request. HER MATTERS. ARE YOU AWARE OF: Any of the following? Party walls Common areas Easement Driveways. Any fire damage to the Property? Any liens, other than mortgage(s)/deeds of trust currently on the Property? Any other conditions that may materially affect the value or desirability of the Property? Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Any animals or pets residing in the Property during your ownership? Any general stains or pet stains to the carpet, the flooring or sub-flooring? List locks without keys	tion fee? Yes No
235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265	If a 15. PF 16. OT a. b. c. d. e. f. g. h. i. j.	The Property being subject to a secondary Master Community Homeowners Associa any of the answers in this section are "Yes" (except m), explain in detail or atta REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	tion fee? Yes No
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235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266	If a 15. PF 16. OT a. b. c. d. e. f. g. h. i. j. k.	The Property being subject to a secondary Master Community Homeowners Associa any of the answers in this section are "Yes" (except m), explain in detail or atta REVIOUS INSPECTION REPORTS. Has Property been inspected in the last twelve (12) months?	tion fee? Yes No

268 269 270 271 272	n. o. p.	past five (5) years?	ng to the Property? e owned the Property? at remain with the Prop	erty in the	Yes No✔ Yes No✔
273 274	q.	Any transferable warranties on the components?			Yes 🗖 No 🖌
275 276 277	r.	Having made any insurance or othe in the past five (5) years? If "Yes", were repairs from claim(s)			Yes No
278 279	s.	Any use of synthetic stucco on the	Property?		Yes 🗌 No 🖌
280 281	lf a	ny of the answers in this section a	are "Yes", explain in o All brand new stainless s		
282 283				steel Appliances	
284 285	17. UT	LITIES. Identify the name and phor	e number for utilities lis		
286		Electric Company Name:	Evergy	Phone #	
287		Gas Company Name:	Spire	Phone #	
288		Water Company Name:	KC Water	Phone #	
289		Trash Company Name:	KC Disposal	Phone #_	
290		Other:	-	Phone #_	
291 292		Other:		Phone #	
294 295 296 297 298 299	If "N	/ technology or systems staying with /es" list:			
300					
301 302 303 304 305 306 307 308 309 310 311 312 313 314	The Co wh Sul of t prir the "Ac (if a nai	<b>TURES, EQUIPMENT AND APPLIA</b> e Residential Real Estate Sale Co ndition of Property Addendum ("Sel at is included in the sale of the bparagraphs 1b and 1c of the Contra- the Contract. If there are no "Addit need list govern what is or is not inclu Paragraph 1 list, the Seller's Dis Iditional Inclusions" and/or the "Exclu- any) and appurtenances, fixtures an led, bolted, screwed, glued or otherw luding, but not limited to: Attached shelves, racks, towel bars	ntract, including this p ler's Disclosure"), not Property. Items liste act supersede the Selle ional Inclusions" or "E: ided in this sale. If the closure governs. Un usions" in Paragraph 18 nd equipment (which s vise permanently attact	baragraph of the residentia the MLS, or other promotion d in the "Additional Inclu- er's Disclosure and the pre- colusions" listed, the Seller e are differences between ess modified by the Seller o and/or 1c, all existing imp eller agrees to own free a	onal material, provides for asions" or "Exclusions" in -printed list in Paragraph 1 's Disclosure and the pre- the Seller's Disclosure and er's Disclosure and/or the rovements on the Property and clear), whether buried,
314 315 316 317 318 319 320 321		Attached lighting Attached floor coverings Bathroom vanity mirrors, attached or hung Fences (including pet systems)	Mounted enter Plumbing equi Storm window Window blinds	rtainment brackets pment and fixtures s, doors, screens , curtains, coverings v mounting components	



Initials BUYER BUYER

323 324	"OS" = Operating and Staying with the Property (any "EX" = Staying with the Property but Excluded from	
325	Condition.	
326	"NA" = Not applicable (any item not present).	
327	"NS" = Not staying with the Property (item should be	identified as "NS" below.)
328		
329		
330	os Air Conditioning Window Units, #	Laundry - Washer
331	OS Air Conditioning Central System	Laundry - Dryer
332	Attic Fan	X_ElecGas
333	os Ceiling Fan(s), # 4	MOUNTED ENTERTAINMENT EQUIPMENT
334	Central Vac and Attachments	Item #1
335	Closet Systems	Location
336	Location	ltem #2
337	Doorbell	
338	Electric Air Cleaner or Purifier	Item #3
339	Electric Car Charging Equipment	
340	os Exhaust Fan(s) – Baths	Item #4
341	Fences – Invisible & Controls	Location
342	Fireplace(s), #	Item #5
343	Location #1 Living Room Location #2	
344	ChimneyChimney	NA Outside Cooking Unit
345	Gas Logs Gas Logs	NA Propane Tank
346	Gas Starter Gas Starter	Owned Leased
347	Heat Re-circulator Heat Re-circulator	NA Security System
348	Insert Insert	
349	Wood Burning Stove Wood Burning Stove	os Smoke/Fire Detector(s), #
350	OtherOther	NA Shed(s), #
351	NA Fountain(s)	NA Spa/Hot Tub
352	os Furnace/Heat Pump/Other Heating System	NA Spa/Sauna
353	NA Garage Door Keyless Entry	NA Spa Equipment
354	NA Garage Door Opener(s), # NA Garage Door Transmitter(s), #	NA Sprinkler System Auto Timer NA Sprinkler System Back Flow Valve
355 356	NA Gas Yard Light	
357	NA Humidifier	NA Sprinkler System (Components & Controls)
358	NA Intercom	NA Statuary/Yard Art
359	NA Jetted Tub	NA Swing Self Playset NA Sump Pump(s), #
360	KITCHEN APPLIANCES	NA Swimming Pool (Swimming Pool Rider Attached)
361	Cooking Unit	NA Swimming Pool Heater
362	os Stove/Range	NA Swimming Pool Equipment
363	$\frac{0.3}{x}$ Elec. Gas Convection	NA TV Antenna/Receiver/Satellite Dish
364	Os Built-in Oven	Owned Leased
365	$\frac{0.5}{1}$ Elec. Gas Convection	Os Water Heater(s)
366	$\frac{1}{00}$ Cooktop Elec. Gas	$\frac{05}{NA}$ Water Softener and/or Purifier
367	os Microwave Oven	Owned Leased
368	os Dishwasher	NA Boat Dock, ID #
369	os Disposal	NA Camera-Surveillance Equipment
370	Freezer	
371	Location	Other
372	Refrigerator (#1)	Other
373		Other
374	Refrigerator (#2)	Other
375		Other
376	Trash Compactor	Other



Initials BUYER BUYER

377

			her da	ocuments	s descri	bing	or re	ferring		the	matters			herein
Full Kitchen	, Bathroor	ns, Pain	t, Hardw Outlets &	ood Floo & Switche	rs, Windov es & Lands	vs, Čei caping	iling Fans g were all	, Interior replaced	Paint, l/remo	Roof, l delled	HVAC Sys	stem, Int	erior	Lights,
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Disclosure S	tatement	is accu	rate and	complet	te. SELLE	ER do	es not in	tend this	Disclo	sure S	Statemei	nt to be	a war	ranty o
guarantee o	f any kin	d. SE	LLER h	ereby au	uthorizes	the L	icensee	assisting	3 SELI	_ER to	o provid	e this ir	nform	ation to
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Matthew Brown SELLER	e				dotloop verified 05/31/23 9:36 AI JYRU-LVTV-XZNZ DAT		Joshua Iba SELLER							rified 0:06 AM CDT C-4XMB-GN55
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If attached, # DATES DATE CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THE DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.</u>

Disclose any material information and describe any significant repairs, improvements or alterations to the Property not

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