



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

1 **SELLER** (*Indicate Marital Status*): Samuel Hall and Rachel Hall (AMC)

5 **PROPERTY**: 19 West 91st Terrace, Kansas City, 64114

7 **1. NOTICE TO SELLER.**

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

14 **2. NOTICE TO BUYER.**

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

19 **3. OCCUPANCY.**

20 Approximate age of Property? 55 years How long have you owned? 5 years  
21 Does SELLER currently occupy the Property? ..... Yes  No   
22 If "No", how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months

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

26 **4. TYPE OF CONSTRUCTION.**  Manufactured  Modular  Conventional/Wood Frame  
28  Mobile  Other \_\_\_\_\_

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

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

51 **If any of the answers in this section are "Yes", explain in detail or attach other  
52 documentation:**

53 Wood fence belongs to property and was sealed/stained in fall 2020

54 Initials Initials  
BUYER BUYER

55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111

**6. ROOF.**

- a. Approximate Age: \_\_\_\_\_ years  Unknown Type: \_\_\_\_\_
- 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 2019 / Roof shingles sealed/glued
- 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:**

**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 windows or exterior doors? ..... Yes  No
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? ..... Yes  No
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? ..... N/A  Yes  No   
Date of any repairs, inspection(s) or cleaning? \_\_\_\_\_ 2019 rebuilt chimney  
Date of last use? \_\_\_\_\_
- i. Does the Property have a sump pump? ..... Yes  No   
If "Yes", location: \_\_\_\_\_
- j. 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 basement filled with sealant, holes made to drain water from bottom of crack under stairs

Several options for repair on the leak from the crack- Leak just started 2 months ago and have been in the process of deciding on a course of action (ie sump pump install or dig to find floor drain and unblock/build that back out.)


  
 01/24/23 01/24/23  
 8:12 PM CST 8:42 PM CST  
 dotloop Verified dotloop Verified

Initials

Initials


  
 BUYER BUYER

112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154

**9. ADDITIONS AND/OR REMODELING.**

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

**10. PLUMBING RELATED ITEMS.**

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

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

|  |  |
|--|--|
| <i>SH</i>                                    | <i>RH</i>                                    |
| 01/24/23<br>10:12 PM CST<br>dotloop verified | 01/24/23<br>10:13 PM CST<br>dotloop verified |

Initials

Initials

|       |       |
|-------|-------|
|       |       |
| BUYER | BUYER |

155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207

**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.   | 15 years    |        | X     | East side | 2021                        |
| 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.   | unknown     |        | x     | basement |                             |
| 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.   | 5 years     |        | x     | basement |          | replaced Dec 2017           |
| 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): \_\_\_\_\_ Basement south wall  
 Size of electrical panel(s) (total amps), if known: \_\_\_\_\_  
 c. Are you aware of any problem with the electrical system? ..... Yes  No   
 If "Yes", explain in detail:  
 \_\_\_\_\_  
 \_\_\_\_\_

**13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

- a. Any underground tanks on the Property? ..... Yes  No   
 b. Any landfill on the Property? ..... Yes  No   
 c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? ..... Yes  No   
 d. Any contamination with radioactive or other hazardous material? ..... Yes  No   
 e. Any testing for any of the above-listed items on the Property? ..... Yes  No   
 f. Any professional testing/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:  
 \_\_\_\_\_  
 \_\_\_\_\_

|   |   |                |                |   |   |
|---|---|----------------|----------------|---|---|
|  |  | Initials _____ | Initials _____ |  |  |
| 01/24/23<br>dotloop verified  | 01/24/23<br>dotloop verified  |                |                | BUYER   | BUYER   |

208 **14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- 209 a. 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  No
- 217 e. Any condition or claim which may result in any change to assessments or fees? ..... Yes  No
- 218 f. Any streets that are privately owned? ..... Yes  No
- 219 g. The Property being in a historic, conservation or special review district that
- 220 requires any alterations or improvements to the Property be approved by a
- 221 board or commission? ..... Yes  No
- 222 h. The Property being subject to tax abatement? ..... Yes  No
- 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 l. The Homeowner's Association imposing its own transfer fee and/or
- 229 initiation fee when the Property is sold? ..... N/A  Yes  No
- 230 If "Yes", what is the amount? \$ \_\_\_\_\_
- 231 m. The Property being subject to a Homeowners Association fee? ..... Yes  No
- 232 If "Yes", Homeowner's Association dues are paid in full until \_\_\_\_\_ in the amount of
- 233 \$ \_\_\_\_\_ payable  yearly  semi-annually  monthly  quarterly, sent to:
- 234 \_\_\_\_\_ and such includes:

235  
236 Homeowner's Association/Management Company contact name, phone number, website, or email address:

237  
238  
239

- 240 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes  No

242 **If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:**

243  
244  
245  
246

247 **15. PREVIOUS INSPECTION REPORTS.**

- 248 Has Property been inspected in the last twelve (12) months? ..... Yes  No
- 249 If "Yes", a copy of inspection report(s) are available upon request.

251 **16. OTHER MATTERS. ARE YOU AWARE OF:**

- 252 a. Any of the following?
- 253  Party walls  Common areas  Easement Driveways ..... Yes  No
- 254 b. Any fire damage to the Property? ..... Yes  No
- 255 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes  No
- 256 d. Any violations of laws or regulations affecting the Property? ..... Yes  No
- 257 e. Any other conditions that may materially affect the value
- 258 or desirability of the Property? ..... Yes  No
- 259 f. Any other condition, including but not limited to financial, that may prevent
- 260 you from completing the sale of the Property? ..... Yes  No
- 261 g. Any animals or pets residing in the Property during your ownership? ..... Yes  No
- 262 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? ..... Yes  No
- 263 i. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes  No
- 264 List locks without keys \_\_\_\_\_ Keypad on garage doesn't work \_\_\_\_\_
- 265 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes  No
- 266 k. Any unrecorded interests affecting the Property? ..... Yes  No
- 267 l. Anything that would interfere with giving clear title to the BUYER? ..... Yes  No

268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400  
401  
402  
403  
404  
405  
406  
407  
408  
409  
410  
411  
412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457  
458  
459  
460  
461  
462  
463  
464  
465  
466  
467  
468  
469  
470  
471  
472  
473  
474  
475  
476  
477  
478  
479  
480  
481  
482  
483  
484  
485  
486  
487  
488  
489  
490  
491  
492  
493  
494  
495  
496  
497  
498  
499  
500  
501  
502  
503  
504  
505  
506  
507  
508  
509  
510  
511  
512  
513  
514  
515  
516  
517  
518  
519  
520  
521  
522  
523  
524  
525  
526  
527  
528  
529  
530  
531  
532  
533  
534  
535  
536  
537  
538  
539  
540  
541  
542  
543  
544  
545  
546  
547  
548  
549  
550  
551  
552  
553  
554  
555  
556  
557  
558  
559  
560  
561  
562  
563  
564  
565  
566  
567  
568  
569  
570  
571  
572  
573  
574  
575  
576  
577  
578  
579  
580  
581  
582  
583  
584  
585  
586  
587  
588  
589  
590  
591  
592  
593  
594  
595  
596  
597  
598  
599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630  
631  
632  
633  
634  
635  
636  
637  
638  
639  
640  
641  
642  
643  
644  
645  
646  
647  
648  
649  
650  
651  
652  
653  
654  
655  
656  
657  
658  
659  
660  
661  
662  
663  
664  
665  
666  
667  
668  
669  
670  
671  
672  
673  
674  
675  
676  
677  
678  
679  
680  
681  
682  
683  
684  
685  
686  
687  
688  
689  
690  
691  
692  
693  
694  
695  
696  
697  
698  
699  
700  
701  
702  
703  
704  
705  
706  
707  
708  
709  
710  
711  
712  
713  
714  
715  
716  
717  
718  
719  
720  
721  
722  
723  
724  
725  
726  
727  
728  
729  
730  
731  
732  
733  
734  
735  
736  
737  
738  
739  
740  
741  
742  
743  
744  
745  
746  
747  
748  
749  
750  
751  
752  
753  
754  
755  
756  
757  
758  
759  
760  
761  
762  
763  
764  
765  
766  
767  
768  
769  
770  
771  
772  
773  
774  
775  
776  
777  
778  
779  
780  
781  
782  
783  
784  
785  
786  
787  
788  
789  
790  
791  
792  
793  
794  
795  
796  
797  
798  
799  
800  
801  
802  
803  
804  
805  
806  
807  
808  
809  
810  
811  
812  
813  
814  
815  
816  
817  
818  
819  
820  
821  
822  
823  
824  
825  
826  
827  
828  
829  
830  
831  
832  
833  
834  
835  
836  
837  
838  
839  
840  
841  
842  
843  
844  
845  
846  
847  
848  
849  
850  
851  
852  
853  
854  
855  
856  
857  
858  
859  
860  
861  
862  
863  
864  
865  
866  
867  
868  
869  
870  
871  
872  
873  
874  
875  
876  
877  
878  
879  
880  
881  
882  
883  
884  
885  
886  
887  
888  
889  
890  
891  
892  
893  
894  
895  
896  
897  
898  
899  
900  
901  
902  
903  
904  
905  
906  
907  
908  
909  
910  
911  
912  
913  
914  
915  
916  
917  
918  
919  
920  
921  
922  
923  
924  
925  
926  
927  
928  
929  
930  
931  
932  
933  
934  
935  
936  
937  
938  
939  
940  
941  
942  
943  
944  
945  
946  
947  
948  
949  
950  
951  
952  
953  
954  
955  
956  
957  
958  
959  
960  
961  
962  
963  
964  
965  
966  
967  
968  
969  
970  
971  
972  
973  
974  
975  
976  
977  
978  
979  
980  
981  
982  
983  
984  
985  
986  
987  
988  
989  
990  
991  
992  
993  
994  
995  
996  
997  
998  
999  
1000

Initials

Initials

BUYER BUYER



- 268 m. Any existing or threatened legal action pertaining to the Property? ..... Yes  No
- 269 n. Any litigation or settlement pertaining to the Property? ..... Yes  No
- 270 o. Any added insulation since you have owned the Property? ..... Yes  No
- 271 p. Having replaced any appliances that remain with the Property in the
- 272 past five (5) years? ..... Yes  No
- 273 q. Any transferable warranties on the Property or any of its
- 274 components? ..... Yes  No
- 275 r. Having made any insurance or other claims pertaining to the Property
- 276 in the past five (5) years? ..... Yes  No
- 277 If "Yes", were repairs from claim(s) completed? ..... N/A  Yes  No
- 278 s. Any use of synthetic stucco on the Property? ..... Yes  No
- 279

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

Garage openers work (2), just the keypad doesn't

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

|                        |          |         |
|------------------------|----------|---------|
| Electric Company Name: | Evergy   | Phone # |
| Gas Company Name:      | Spire    | Phone # |
| Water Company Name:    | KC Water | Phone # |
| Trash Company Name:    |          | Phone # |
| Other:                 |          | Phone # |
| Other:                 |          | Phone # |

**18. ELECTRONIC SYSTEMS AND COMPONENTS.**

Any technology or systems staying with the Property? ..... N/A  Yes  No



If "Yes" list:

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

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

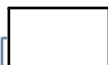
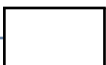
The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional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

- |                                     |  |
|-------------------------------------|--|
| Attached shelves, racks, towel bars | Fireplace grates, screens, glass doors |
| Attached lighting                   | Mounted entertainment brackets         |
| Attached floor coverings            | Plumbing equipment and fixtures        |
| Bathroom vanity mirrors,            | Storm windows, doors, screens          |
| attached or hung                    | Window blinds, curtains, coverings     |
| Fences (including pet systems)      | and window mounting components         |


  
01/24/23 01/24/23  
08:12 PM CST 09:42 PM CST  
dotloop verified dotloop verified

Initials

Initials


  
 BUYER BUYER

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

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

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

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

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

- 330 NA Air Conditioning Window Units, # \_\_\_\_\_
- 331 OS Air Conditioning Central System \_\_\_\_\_
- 332 EX Attic Fan \_\_\_\_\_
- 333 OS Ceiling Fan(s), # \_\_\_\_\_
- 334 NA Central Vac and Attachments \_\_\_\_\_
- 335 NA Closet Systems \_\_\_\_\_
- 336 Location \_\_\_\_\_
- 337 OS Doorbell \_\_\_\_\_
- 338 NA Electric Air Cleaner or Purifier \_\_\_\_\_
- 339 NA Electric Car Charging Equipment \_\_\_\_\_
- 340 OS Exhaust Fan(s) – Baths \_\_\_\_\_
- 341 OS Fences – Invisible & Controls \_\_\_\_\_
- 342 Fireplace(s), # \_\_\_\_\_ 1 -gas log \_\_\_\_\_
- 343 Location #1 den/living room Location #2 \_\_\_\_\_
- 344 OS Chimney \_\_\_\_\_ Chimney \_\_\_\_\_
- 345 OS Gas Logs \_\_\_\_\_ Gas Logs \_\_\_\_\_
- 346 x Gas Starter \_\_\_\_\_ Gas Starter \_\_\_\_\_
- 347 \_\_\_\_\_ Heat Re-circulator \_\_\_\_\_ Heat Re-circulator \_\_\_\_\_
- 348 x Insert \_\_\_\_\_ Insert \_\_\_\_\_
- 349 \_\_\_\_\_ Wood Burning Stove \_\_\_\_\_ Wood Burning Stove \_\_\_\_\_
- 350 \_\_\_\_\_ Other \_\_\_\_\_ Other \_\_\_\_\_
- 351 NA Fountain(s) \_\_\_\_\_
- 352 OS Furnace/Heat Pump/Other Heating System \_\_\_\_\_
- 353 OS Garage Door Keyless Entry \_\_\_\_\_
- 354 OS Garage Door Opener(s), # 2 \_\_\_\_\_
- 355 NA Garage Door Transmitter(s), # \_\_\_\_\_
- 356 NA Gas Yard Light \_\_\_\_\_
- 357 NA Humidifier \_\_\_\_\_
- 358 NA Intercom \_\_\_\_\_
- 359 NA Jetted Tub \_\_\_\_\_

360 **KITCHEN APPLIANCES**



- 361 Cooking Unit
- 362 NA Stove/Range \_\_\_\_\_
- 363 \_\_\_\_\_ Elec. x Gas \_\_\_\_\_ Convection \_\_\_\_\_
- 364 OS Built-in Oven \_\_\_\_\_
- 365 \_\_\_\_\_ Elec. x Gas \_\_\_\_\_ Convection \_\_\_\_\_
- 366 OS Cooktop x Elec. \_\_\_\_\_ Gas \_\_\_\_\_
- 367 OS Microwave Oven \_\_\_\_\_
- 368 OS Dishwasher \_\_\_\_\_
- 369 OS Disposal \_\_\_\_\_
- 370 NS Freezer \_\_\_\_\_
- 371 Location \_\_\_\_\_ basement \_\_\_\_\_
- 372 NS Refrigerator (#1) \_\_\_\_\_
- 373 Location \_\_\_\_\_ kitchen \_\_\_\_\_
- 374 Refrigerator (#2) \_\_\_\_\_
- 375 Location \_\_\_\_\_
- 376 NA Trash Compactor \_\_\_\_\_

- NS Laundry - Washer \_\_\_\_\_
- NS Laundry - Dryer \_\_\_\_\_
- x Elec. \_\_\_\_\_ Gas \_\_\_\_\_

**MOUNTED ENTERTAINMENT EQUIPMENT**



- Item #1 \_\_\_\_\_
- Location \_\_\_\_\_
- Item #2 \_\_\_\_\_
- Location \_\_\_\_\_
- Item #3 \_\_\_\_\_
- Location \_\_\_\_\_
- Item #4 \_\_\_\_\_
- Location \_\_\_\_\_
- Item #5 \_\_\_\_\_
- Location \_\_\_\_\_

- NS Outside Cooking Unit \_\_\_\_\_
- NS Propane Tank \_\_\_\_\_
- x Owned \_\_\_\_\_ Leased \_\_\_\_\_
- NA Security System \_\_\_\_\_
- Owned \_\_\_\_\_ Leased \_\_\_\_\_
- OS Smoke/Fire Detector(s), # \_\_\_\_\_
- NA Shed(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 \_\_\_\_\_
- NS Swing set/Playset \_\_\_\_\_
- NA Sump Pump(s), # \_\_\_\_\_
- 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(s) \_\_\_\_\_
- NA Water Softener and/or Purifier \_\_\_\_\_
- Owned \_\_\_\_\_ Leased \_\_\_\_\_
- NA Boat Dock, ID # \_\_\_\_\_
- NA Camera-Surveillance Equipment \_\_\_\_\_
- NA Generator \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_


  
 01/24/23 01/24/23  
 12:12 PM CST 12:12 PM CST  
 dotloop Verified dotloop Verified

Initials

Initials


  
 BUYER BUYER

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

380 Chimney rebuild (for safety and ventilation) and insert gas logs in 2019  
381  
382  
383

384 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing  
385 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or  
386 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to  
387 prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee**  
388 **assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee**  
389 **assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER**  
390 **and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # \_\_\_\_\_ of**  
391 **pages).**  
392

393 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**  
394 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
395 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**  
396  
397  
398

399 *Samuel Hall*  
400 dotloop verified  
01/24/23 10:12 PM  
CST  
JRP-SLXC-UJOB-9SHU  
401 **SELLER** **DATE**

400 *Rachel Hall*  
401 dotloop verified  
01/24/23 9:42 PM CST  
V3HD-XNB9-ZROJ-SHLF  
402 **SELLER** **DATE**

403 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**  
404

- 405 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge  
406 and SELLER need only make an honest effort at fully revealing the information requested.  
407 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees  
408 concerning the condition or value of the Property.  
409 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)  
410 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.  
411 I have been specifically advised to have Property examined by professional inspectors.  
412 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.  
413 5. I specifically represent there are no important representations concerning the condition or value of Property made  
414 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.  
415  
416

417 \_\_\_\_\_  
418 **BUYER** **DATE**

417 \_\_\_\_\_  
418 **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 10/21. All previous versions of this document may no longer be valid. Copyright January 2022.