



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

1 SELLER (Indicate Marital Status): _____ Sandra S. Floyd, ASP

5 PROPERTY: _____ 5211 W 121st St., Leawood, KS 66209

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.
13 If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated
14 Lead Based Paint Disclosure Addendum.

2. NOTICE TO BUYER.

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

3. OCCUPANCY.

22 Approximate age of Property? 30 yrs. How long have you owned? 8 yrs
23 Does SELLER currently occupy the Property? Yes No
24 If "No", how long has it been since SELLER occupied the Property? _____ years/months

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

28 4. TYPE OF CONSTRUCTION. Conventional/Wood Frame Modular Manufactured
29 Mobile Other _____

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

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

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

54 Sump pump drains on North side away from foundation

55 SF Initials Initials Initials Initials
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- 56 6. ROOF.
- 57 a. Approximate Age: 8 years Unknown Type: Presidential TL 50 yr. Warranty
- 58 b. Have there been any problems with the roof, flashing or rain gutters? Yes No
- 59 If "Yes", what was the date of the occurrence? _____
- 60 c. Have there been any repairs to the roof, flashing or rain gutters? Yes No
- 61 Date of and company performing such repairs: _____
- 62 d. Has there been any roof replacement? Yes No
- 63 If "Yes", was it: Complete or Partial
- 64 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:

- 71 7. INFESTATION. ARE YOU AWARE OF:
- 72 a. Any termites, wood destroying insects, or **other** pests on the Property? Yes No
- 73 b. Any damage to the Property by termites, wood destroying insects or **other**
- 74 pests? Yes No
- 75 c. Any termite, wood destroying insects or **other** pest control treatments on the
- 76 Property in the last five (5) years? Yes No
- 77 If "Yes", list company, **when and where** treated _____
- 78 d. Any current warranty, bait stations or other treatment coverage by a licensed
- 79 pest control company on the Property? Yes No
- 80 If "Yes", the annual cost of service renewal is \$ _____ and the time
- 81 remaining on the service contract is _____
- 82 (Check one) The treatment system stays with the Property or the treatment system is
- 83 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:

- 90 8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.
- 91 ARE YOU AWARE OF:
- 92 a. Any movement, shifting, deterioration, or other problems with walls, foundations,
- 93 crawl space or slab? Yes No
- 94 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
- 95 crawl space, basement floor or garage? Yes No
- 96 c. Any corrective action taken including, but not limited to piercing or bracing? Yes No
- 97 d. Any water leakage or dampness in the house, crawl space or basement? Yes No
- 98 e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
- 99 f. Any problems with windows or exterior doors? Yes No
- 100 g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes No
- 101 h. Any problems with fireplaces including, but not limited to firebox, chimney,
- 102 chimney cap and/or gas line? N/A Yes No
- 103 Date of any repairs, inspection(s) or cleaning? 10/10/2018
- 104 Date of last use? 10/2018
- 105 i. Does the Property have a sump pump? Yes No
- 106 If "Yes", location: Basement-mechanical room
- 107 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:

Concrete slab has cracks / garage floor cracks

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9. ADDITIONS AND/OR REMODELING.

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

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? Public Private Well Cistern 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: SW corner of basement
- 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: mechanical room/basement
- 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:

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11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? Yes No
 Central Electric Central Gas Heat Pump Window Unit(s)
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
1. Lennox 5 yr. Basement 11/27/2023 Midwest Heating/Cooling
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. 5 yrs. Lennox Basement 11/27/23 Midwest Heating/Cooling
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. 150 gallon 4 yrs
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 SW corner
Size of electrical panel(s) (total amps), if known: 200 amp
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 for radon on the Property? Yes No
g. Any professional mitigation system for radon on the Property? Yes No
h. Any professional testing/mitigation for mold on the Property? Yes No
i. Any other environmental issues? Yes No
j. Any controlled substances ever manufactured on the Property? Yes No
k. 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:

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- 210 **14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**
- 211 a. The Property located outside of city limits? Yes No
- 212 b. Any current/pending bonds, assessments, or special taxes that
- 213 apply to Property? Yes No
- 214 If "Yes", what is the amount? \$ _____
- 215 c. Any condition or proposed change in your neighborhood or surrounding
- 216 area or having received any notice of such? Yes No
- 217 d. Any defect, damage, proposed change or problem with any
- 218 common elements or common areas? Yes No
- 219 e. Any condition or claim which may result in any change to assessments or fees? Yes No
- 220 f. Any streets that are privately owned? Yes No
- 221 g. The Property being in a historic, conservation or special review district that
- 222 requires any alterations or improvements to the Property be approved by a
- 223 board or commission? Yes No
- 224 h. The Property being subject to tax abatement? Yes No
- 225 i. The Property being subject to a right of first refusal? Yes No
- 226 If "Yes", number of days required for notice: _____
- 227 j. The Property being subject to covenants, conditions, and restrictions of a
- 228 Homeowner's Association or subdivision restrictions? Yes No
- 229 k. Any violations of such covenants and restrictions? N/A Yes No
- 230 l. The Homeowner's Association imposing its own transfer fee and/or
- 231 initiation fee when the Property is sold? N/A Yes No
- 232 If "Yes", what is the amount? \$ _____
- 233 m. The Property being subject to a Homeowners Association fee? Yes No
- 234 If "Yes", Homeowner's Association dues are paid in full until end of month in the amount of
- 235 \$ \$145 payable yearly semi-annually monthly quarterly, sent to:
- 236 \$253 ✓ paid through Dec. 2024 and such includes:
- 237 _____
- 238 Homeowner's Association/Management Company contact name, phone number, website, or email address:
- 239 Hawthorne View Homes Assoc. (913) 76
- 240 P.O. Box 25574 / Shawnee Mission, Ks 66225
- 241 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 _____

248 _____

- 249 **15. PREVIOUS INSPECTION REPORTS.**
- 250 Has Property been inspected in the last twelve (12) months? Yes No
- 251 If "Yes", a copy of inspection report(s) are available upon request.

- 252 **16. OTHER MATTERS. ARE YOU AWARE OF:**
- 253 a. Any of the following?
- 254 Party walls Common areas Easement Driveways Yes No
- 255 b. Any fire damage to the Property? Yes No
- 256 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
- 257 d. Any violations of laws or regulations affecting the Property? Yes No
- 258 e. Any other conditions that may materially affect the value
- 259 or desirability of the Property? Yes No
- 260 f. Any other condition, including but not limited to financial, that may prevent
- 261 you from completing the sale of the Property? Yes No
- 262 g. Any animals or pets residing in the Property during your ownership? Yes No
- 263 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
- 264 i. Missing keys for any exterior doors, including garage doors to the Property? Yes No
- 265 List locks without keys _____
- 266 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- 267 k. Any unrecorded interests affecting the Property? Yes No
- 268

269 st _____ Initials _____ Initials _____

270 SELLER SELLER BUYER BUYER

- 269 l. Anything that would interfere with giving clear title to the BUYER? Yes No
- 270 m. Any existing or threatened legal action pertaining to the Property? Yes No
- 271 n. Any litigation or settlement pertaining to the Property? Yes No
- 272 o. Any added insulation since you have owned the Property? Yes No
- 273 p. Having replaced any appliances that remain with the Property in the
- 274 past five (5) years? Yes No
- 275 q. Any transferable warranties on the Property or any of its
- 276 components? Midwest Heating/Cooling - Inspection due & pd. for Yes No
- 277 r. Having made any insurance or other claims pertaining to the Property Summer 2024
- 278 in the past five (5) years? Yes No
- 279 If "Yes", were repairs from claim(s) completed? N/A Yes No
- 280 s. Any use of synthetic stucco on the Property? Yes No

281
282 **If any of the answers in this section are "Yes", explain in detail:**

283 Washing machine hose burst causing water damage. Insurance
 284 paid to restore the home.

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

288 Electric Company Name: Evergy Phone #: 888-471-5275

289 Gas Company Name: Kansas Gas Service Phone #: 800-794-4780

290 Water Company Name: Water One Phone #: 913-895-1800

291 Trash Company Name: Constable Sanitation Phone #: 816-204-1192

292 Other: _____ Phone #: _____

293 Other: _____ Phone #: _____

295 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

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

297 If "Yes" list:

298

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

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

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

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

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

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

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

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

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

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

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

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

314 including, but not limited to:

- | | |
|---|--|
| 316 Attached shelves, racks, towel bars | Fireplace grates, screens, glass doors |
| 317 Attached lighting | Mounted entertainment brackets |
| 318 Attached floor coverings | Plumbing equipment and fixtures |
| 319 Bathroom vanity mirrors, | Storm windows, doors, screens |
| 320 attached or hung | Window blinds, curtains, coverings |
| 321 Fences (including pet systems) | and window mounting components |

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323 SELLER SELLER BUYER BUYER

324 **Fill in all blanks using one of the abbreviations listed below.**
 325 "OS" = Operating and Staying with the Property (any item that is performing its intended function).
 326 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
 327 Condition.
 328 "NA" = Not applicable (any item not present).
 329 "NS" = Not staying with the Property (item should be identified as "NS" below.)
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 331

332 NA Air Conditioning Window Units, # _____
 333 OS Air Conditioning Central System _____
 334 NA Attic Fan _____
 335 OS Ceiling Fan(s), # 2
 336 EX Central Vac and Attachments _____
 337 NA Closet Systems, Location _____
 338 NA Camera-Surveillance Equipment _____
 339 OS Doorbell _____
 340 NA Electric Air Cleaner or Purifier _____
 341 NA Electric Car Charging Equipment _____
 342 OS Exhaust Fan(s) – Baths _____
 343 NA Fences – Invisible & Controls _____
 344 Fireplace(s), # 2
 Location #1 Living Rm Location #2 Kitchen
 345 Chimney Chimney
 346 Gas Logs Gas Logs
 347 Gas Starter Gas Starter
 348 _____ Heat Re-circulator _____ Heat Re-circulator
 349 _____ Insert _____ Insert
 350 _____ Wood Burning _____ Wood Burning
 351 _____ Other _____ Other
 352 _____
 353 NA Fountain(s) _____
 354 OS Furnace/Heat Pump/Other Heating System _____
 355 OS Garage Door Keyless Entry (key pad)
 356 OS Garage Door Opener(s), # 1
 357 OS Garage Door Transmitter(s), # 1
 358 _____ Generator _____
 359 NA Humidifier _____
 360 NA Intercom _____
 361 NA Jetted Tub _____
 362 **KITCHEN APPLIANCES**
 363 Cooking Unit _____
 364 Stove/Range _____
 365 Elec. Gas _____ Convection
 366 NA Built-in Oven _____
 367 _____ Elec. _____ Gas _____ Convection
 368 _____ Cooktop _____ Elec. _____ Gas
 369 OS Microwave Oven _____
 370 OS Dishwasher _____
 371 OS Disposal _____
 372 NA Freezer _____
 373 Location Kitchen
 374 OS Refrigerator (#1) _____
 375 Location Kitchen
 376 _____ Refrigerator (#2) _____
 377 Location _____
 378 _____ Trash Compactor _____

OS Laundry - Washer _____
OS Laundry - Dryer _____
 Elec. _____ Gas
MOUNTED Entertainment Equipment
OS TV, Location Mount, LR
 _____ TV, Location _____
 _____ TV, Location _____
 _____ TV, Location _____
NA Speakers, Location _____
NA Speakers, Location _____
 _____ Other/Location _____
 _____ Other/Location _____
 _____ Other/Location _____
NA Outside Cooking Unit _____
NA Propane Tank _____
 _____ Owned _____ Leased
NA Security System _____
 _____ Owned _____ Leased
OS Smoke/Fire Detector(s), # 4
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 _____
NA Swing set/Playset _____
OS Sump Pump(s), # 1
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) _____
EX Water Softener and/or Purifier _____
 Owned _____ Leased
NA Wood Burning Stove _____
NA Yard Light _____
 _____ Elec. _____ Gas
 _____ Boat Dock, ID# _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____
 _____ Other _____

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