



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

1 **SELLER:** Travis D Snyder Laura Snyder
2 **PROPERTY:** 4018 Coachmen Road, Manhattan, KS 66502

3 1. SELLER'S INSTRUCTIONS

5 SELLER agrees to disclose to BUYER all material defects, conditions and facts, past and present,
6 **KNOWN TO SELLER** which may materially affect the value of the Property. This disclosure statement is
7 designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers
8 will rely on this information.

10 2. NOTICE TO BUYER

11 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not
12 a substitute for any inspections or warranties. It is not a warranty of any kind by SELLER or a warranty
13 or representation by the Broker(s) or their licensees.

15 3. OCCUPANCY

16 Approximate age of Property? 42 How long have you owned? 6
17 Does SELLER currently occupy the Property? Yes ☒ No ☐
18 If not, how long has it been since SELLER occupied the Property? NA years/months.

20 4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH 21 SELLER'S LAND DISCLOSURE ALSO.)

- 22 (a) Fill or expansive soil on the Property? Yes ☐ No ☒
23 (b) Sliding, settling, earth movement, upheaval or earth stability problems on
24 the Property? Yes ☐ No ☒
25 (c) Is the Property in a mapped Fort Riley noise zone? Yes ☐ No ☒
26 (d) Is the Property in a mapped airport overlay district zone? Yes ☐ No ☒
27 (e) In which Unified School District (USD) is the Property located? _____
28 (f) Is the Property or any portion thereof located in a flood zone or wetlands area,
29 as designated by FEMA or any federal, state or local governmental agency? Yes ☐ No ☒
30 (g) Do you pay flood insurance premiums? Yes ☐ No ☒
31 (h) If yes, is it required by your current mortgage lender? Yes ☐ No ☐
32 (i) Drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
33 (j) Are the boundaries of the Property marked in any way? Yes ☐ No ☒
34 (k) Do you have a Certificate of Survey of the Property? If yes, attach copy Yes ☐ No ☒
35 (l) Encroachments, boundary line disputes, or non-utility easements affecting
36 the Property? Yes ☐ No ☒
37 (m) Any fencing on the Property? Yes ☐ No ☒
38 (n) If yes, does fencing belong to the Property? Yes ☐ No ☒
39 (o) Diseased, dead, or damaged trees or shrubs on the Property? Yes ☐ No ☒
40 (p) Gas/oil wells, lines or storage facilities on Property or adjacent property? Yes ☐ No ☒

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

42 (e) USD 383
43 (m,n) split rail fence is technically on the HOA property

46 **5. ROOF:**47 (a) Approximate Age: 8 years ☐ Unknown48 Type: Heritage Shingles49 (b) Any problems with the roof, flashing or rain gutters? Yes ☐ No ☒

50 If so, what was the date of the occurrence? _____

51 (c) Any repairs to the roof, flashing or rain gutters? Yes ☐ No ☒

52 Date of and company performing such repairs _____ / _____

53 (d) Any roof replacement? Yes ☐ No ☒54 If yes, was it: ☐ Complete or ☐ Partial55 (e) What is the number of layers currently in place: 2 layers, or ☐ Unknown.56 **If any of the answers in this section are "Yes", explain in detail below: (All available warranties and**
57 **other documentation are attached)** _____
58 _____
59 _____
60 _____61 **6. INFESTATION – ARE YOU AWARE OF:**62 (a) Any termites, wood destroying insects, or **other** pests on the Property? Yes ☐ No ☒63 (b) Any damage to the property by termites, wood destroying insects or **other**
64 pests? Yes ☐ No ☒65 (c) Any termite, wood destroying insects or other pest control treatments on the
66 Property in the last five years? Yes ☐ No ☒67 If yes, list company, *when and where* treated _____68 (d) Any warranty, bait stations or other treatment coverage by a licensed pest
69 control company on the Property? Yes ☐ No ☒70 If yes, the annual cost of service renewal is \$ _____ and the time remaining on the
71 service contract is _____. **(Check One)**72 ☐ The treatment system stays with the Property, or ☐ the treatment system is subject to
73 removal by the treatment company if annual service fee is not paid.
7475 **If any of the answers in this section are "Yes", explain in detail (attach any receipts):** _____76 NA
77 _____
78 _____
79 _____80 **7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS – ARE YOU AWARE OF:**81 (a) Movement, shifting, deterioration, or other problems with walls, foundations,
82 crawl space or slab? Yes ☐ No ☒83 (b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
84 crawl space, basement floor or garage? Yes ☐ No ☒85 (c) Any corrective action taken including, but not limited to piercing or bracing? Yes ☐ No ☒86 (d) Any water leakage or dampness in the house, crawl space or basement? Yes ☐ No ☒87 (e) Any dry rot, wood rot or similar conditions on the wood of the Property? Yes ☐ No ☒88 (f) Any problems with driveways, patios, decks, fences or retaining walls on
89 the Property? Yes ☐ No ☒

(g) Any problems with fireplace and/or chimney? Yes ☐ No ☒

Date of last cleaning? _____

(h) Does the Property have a sump pump? Yes ☐ No ☒

(i) Any repairs or other attempts to control the cause or effect of any problem described above? Yes ☒ No ☐

If any of the answers in this section are "Yes", explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the person who did the repair or control effort and attach, if available, any inspection reports, estimates or receipts: _____

(i) 2020, had D&R Construction replace chimney chase siding and boxing. Also installed valleys to divert water from chimney.

8. 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: _____

(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: _____

9. PLUMBING RELATED ITEMS:

(a) What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern

If well water, state type _____ depth _____ diameter _____ age _____

(b) If the drinking water source is a well, when was the water last tested and what was the result of the test? _____

(c) Is there a water softener on the Property? Yes ☒ No ☐
(If so, is it: ☐ Leased ☒ Owned?)

(d) Is there a water purifier system? Yes ☐ No ☒
(If so, is it: ☐ Leased ☐ Owned?)

(e) What type of sewage system serves the Property? ☒ Public Sewer, or ☐ Private Sewer, or ☐ Septic System, or ☐ Cesspool, or ☐ Lagoon, or ☐ Other _____

(f) If there is a septic system, is there a sewage pump on the septic system? Yes ☐ No ☐

(g) Is there a grinder pump system? Yes ☐ No ☒

(h) If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? _____ By whom? _____

(i) Is there a sprinkler system? Yes ☐ No ☒
Does sprinkler system cover full yard? N/A ☒ Yes ☐ No ☐

If "No", explain: _____

(j) Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? Yes ☐ No ☒

Are city/county compliance inspections required? Yes ☐ No ☒

If yes, date of last inspection _____

- (k) Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes ☐ No ☒
- (l) Type of plumbing material currently used in the Property:
☒ Copper ☐ Galvanized ☐ Other _____
- The location of the main water shut-off is Basement Atrium room closet
- (m) The location of the sewer line clean out trap is: unknown

If your answer to any of the questions in this section is "Yes", explain in detail and provide available documentation: _____

(c) there is a water softener in the basement

10. 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.	8		Owned	North side of home	D&I 2016
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.	8		Owned	Northside of home	D&I 2016
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

Unit	Age of Unit	Capacity (gallons)	Location	Last Date Serviced/By Whom?
1.	8	40	basement	N/A
2.				
- (e) Are you aware of any problems regarding these items? Yes ☐ No ☒

If your answer to question 10(c) and/or 10(e) in this section is "Yes", explain in detail: _____

NA

11. ELECTRICAL SYSTEM:

- (a) Type of material used: ☐ Copper ☐ Aluminum ☒ Unknown
- (b) Type of electrical panel(s): ☒ Breaker ☐ Fuse
 Location of electrical panel(s): Basement
 Size of electrical panel (total amps), if known: 200
- (c) Are you aware of any problem with the electrical system? Yes ☐ No ☒

If "Yes", explain in detail: _____

180

181

182 **12. HAZARDOUS CONDITIONS:**

- 183 (a) Underground tanks on the Property? Yes ☐ No ☒
- 184 (b) Landfill on the Property? Yes ☐ No ☒
- 185 (c) Toxic substances on the Property, (e.g. tires, batteries, etc.)? Yes ☐ No ☒
- 186 (d) Has the Property been tested for any of the above listed items? Yes ☐ No ☒
- 187 (e) Have you had the property tested for radon? Yes ☒ No ☐
- 188 (f) Have you had the property tested for mold? Yes ☐ No ☒
- 189 (g) Are you aware of any other environmental issues? Yes ☐ No ☒
- 190 (h) Are you aware of any methamphetamine or controlled substances ever being
- 191 used or manufactured on the Property? Yes ☐ No ☒

192 **If your answer to any of the questions in this section is "Yes", explain in detail and attach test**

193 **results:** Radon Test was done when home was purchased in 2015

194 _____

195 _____

196 _____

197 **13. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:**

- 198 (a) Are you aware of any current/pending bonds, assessments, or special taxes
- 199 that apply to Property? Yes ☐ No ☒
- 200 Amount: \$ _____
- 201 (b) Are you aware or have you received any notice of any condition or proposed
- 202 change in your neighborhood or surrounding area? Yes ☐ No ☒
- 203 (c) Is the Property subject to covenants, conditions, and restrictions of a
- 204 Homeowner's Association or subdivision restrictions? Yes ☒ No ☐
- 205 (d) Are you aware of any violations of such covenants and restrictions? Yes ☐ No ☒
- 206 (e) Does the Homeowner's Association impose its own transfer fee when this
- 207 Property is sold? Yes ☐ No ☒
- 208 If "yes", what is the amount? \$ _____
- 209 (f) Homeowners Association dues in the amount of \$ 480 are payable ☒ yearly ☐ quarterly
- 210 ☐ monthly. Homeowners Association contact name, phone number, website, or email address:
- 211 _____
- 212 (g) Are you aware of any defect, damage, proposed change or problem with any
- 213 common elements or common areas? Yes ☐ No ☒
- 214 (h) Are you aware of any condition or claim which may result in any change to
- 215 assessments or fees? Yes ☐ No ☒
- 216 (i) Are streets privately owned? Yes ☐ No ☒
- 217 (j) Is Property in a historic, conservation or special review district that
- 218 requires any alterations or improvements to Property be approved by a
- 219 board or commission? Yes ☐ No ☒
- 220 (k) Is Property subject to tax abatement? Yes ☐ No ☒
- 221 (l) Is Property subject to a right of first refusal? Yes ☐ No ☒

222 **If the answer to any of the above questions is "Yes" except (c), explain in detail, including**

223 **amounts, if applicable:** _____

224 NA

225 _____

226 _____

227 **14. OTHER MATTERS:**

- 228 (a) Are you aware of any of the following?
- 229 ☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
- 230 (b) Are you aware of any fire damage to the Property? Yes ☐ No ☒
- 231 (c) Are there any liens, other than mortgage(s) currently on the Property? Yes ☐ No ☒
- 232 (d) Are there any violations of laws or regulations affecting the Property? Yes ☐ No ☒
- 233 (e) Are you aware of any other conditions that may materially and adversely
- 234 affect the value or desirability of the Property? Yes ☐ No ☒
- 235 (f) Are you aware of any other condition, including but not limited to financial,
- 236 that may prevent you from completing the sale of the Property? Yes ☐ No ☒
- 237 (g) Have you had a pet in the Property? Yes ☐ No ☒
- 238 (h) Are you aware of any general stains or pet stains to the carpet, the flooring
- 239 or sub-flooring? Yes ☐ No ☒
- 240 (i) Do you have keys for all exterior doors, including garage doors in the
- 241 home? Yes ☐ No ☒
- 242 List locks without keys _____
- 243 (j) Are you aware of any violation of zoning, setbacks or restrictions, or
- 244 non-conforming uses? Yes ☐ No ☒
- 245 (k) Are you aware of any unrecorded interests affecting the Property? Yes ☐ No ☒
- 246 (l) Are you aware of anything that would interfere with giving clear title to
- 247 the BUYER? Yes ☐ No ☒
- 248 (m) Are you aware of any existing or threatened condemnation or other legal
- 249 action pertaining to the Property? Yes ☐ No ☒
- 250 (n) Are you aware of any litigation or settlement of litigation pertaining to this
- 251 Property? Yes ☐ No ☒
- 252 (o) Have you added any insulation since you have owned the Property? Yes ☐ No ☒
- 253 (p) Have you replaced any appliances that remain with the Property in the
- 254 past five years? Yes ☐ No ☒
- 255 (q) Are there any transferable warranties on the Property or any of its
- 256 components? Yes ☐ No ☒
- 257 (r) Have you made any insurance or other claims pertaining to this Property
- 258 in the past 5 years? Yes ☐ No ☒
- 259 (s) If yes, were repairs from claim(s) completed? Yes ☐ No ☐
- 260 Are you aware of any use of synthetic stucco in the Property? Yes ☐ No ☒

261 **If any of the answers in this section are "Yes", (except i), explain in detail:** _____

262 (i) Exterior patio doors do not have exterior locks. No key for interior door to garage. _____

263 _____

264 **15. UTILITIES:** Identify the name and phone number for utilities listed below.

265 Electric Company Name - Evergy Phone _____

266 Gas Company Name - NA Phone _____

267 Water Company Name - Pottawatomie County Utility System Phone _____

268 **16. PERSONAL PROPERTY, EQUIPMENT AND APPLIANCES**

269 In consideration of Buyer completing the purchase of the property set forth in #1 above and for no
 270 additional value, it is agreed that the following items located in the subject property shall transfer to
 271 Buyer at closing:

273 **Check if staying:**

275 <input type="checkbox"/> Air Conditioning Window Units, # <u> </u>	<input type="checkbox"/> Propane Tank	<input type="checkbox"/> Stove Vent Hood/Downdraft
276 <input type="checkbox"/> Central vac and attachments	<input type="checkbox"/> <u> </u> Own <u> </u> Lease	<input type="checkbox"/> Sump Pump
277 <input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Swimming Pool & Equipment
278 <input type="checkbox"/> Fireplace insert	Location of Refrigerator <u>kitchen</u>	<input type="checkbox"/> TV Antenna/Receiver/Satellite Dish
279 <input checked="" type="checkbox"/> Garage door opener(s), # <u>2</u>	<input type="checkbox"/> Security System	<input type="checkbox"/> <u> </u> Own <u> </u> Lease
280 <input checked="" type="checkbox"/> Garage Door Transmitter(s), # <u>1</u>	<input checked="" type="checkbox"/> <u>X</u> Own <u> </u> Lease	<input checked="" type="checkbox"/> Water Softener and/or purifier
281 <input type="checkbox"/> Laundry – Washer	<input type="checkbox"/> Smart home devices (identify) <u> </u>	<input checked="" type="checkbox"/> <u>X</u> Own <u> </u> Lease
282 <input type="checkbox"/> Laundry – Dryer	<input type="checkbox"/> Spa/Hot Tub/Sauna & Equipment	<input type="checkbox"/> Window curtains and drapes
283 <input checked="" type="checkbox"/> Microwave Oven	<input type="checkbox"/> Statuary/Yard Art	(identify) <u> </u>
284 <input checked="" type="checkbox"/> Oven <input checked="" type="checkbox"/> Elec. <u> </u> Gas <u> </u> Convection	<input checked="" type="checkbox"/> Stovetop <input checked="" type="checkbox"/> Elec. <u> </u> Gas	<input type="checkbox"/> Wood/pellet burning stove
285		
286 <input checked="" type="checkbox"/> Other <u>Pool Table</u>	<input type="checkbox"/> Other <u> </u>	<input type="checkbox"/> Other <u> </u>
287 <input checked="" type="checkbox"/> Other <u>Screen & Projector</u>	<input type="checkbox"/> Other <u> </u>	<input type="checkbox"/> Other <u> </u>
288 <input type="checkbox"/> Other <u> </u>	<input type="checkbox"/> Other <u> </u>	<input type="checkbox"/> Other <u> </u>

290 **17. ADDITIONAL DISCLOSURES**

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

295 Since living here, we have repainted the majority of the interior of the home and repainted the exterior, redone the
 296 landscaping, installed pavers off back deck, stained the front porch, stained the rear porch and deck, installed split
 297 rail fence in backyard, replaced the windows in the basement tv room and upstairs bedrooms & master bath.

303 The undersigned SELLER represents that the information set forth in the foregoing Disclosure Statement
 304 is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
 305 guarantee of any kind. SELLER hereby authorizes their agent to provide this information to prospective
 306 BUYER of the property and to real estate brokers and salespeople. **SELLER will promptly notify**
 307 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to**
 308 **Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER,**
 309 **in writing, of such changes. (Initial and date any changes and/or attach a list of additional**
 310 **changes. If attached, # of pages).**

312 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

DocuSigned by:

Travis D Snyder

5/29/2021

SELLER EED74CEE1C5EA467...

DocuSigned by:

Laura Snyder

5/29/2021

SELLER EED74CEE1C5EA467...

DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

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

BUYER**DATE**

BUYER**DATE**

Approved by Legal Counsel of the Flint Hills Association of REALTORS®, Inc. for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity of this form, or that it complies in every respect with the law or that its use is appropriate for all situations. Copyright January 2019.

Seller's Disclosure and Condition of Property Addendum-2019

Page 8 of 8

Hello!

In the six years that we have lived in this house, we have gone from newlyweds to bringing our two sons home here, and this house has been such a blessing to us! It is bittersweet for us to be leaving, but we are moving back to our home community to be closer to family.

We fell in love with the backyard first and foremost and truly love how peaceful and secluded it feels while still being in a wonderful community here too. The screened-in porch is perfect for enjoying meals or just relaxing in the evening. The unique layout of the house makes it feel very spacious with lots of room for a family; Our oldest son loves that we have a "second basement" with many places for him to play throughout the house! :)

As tough as it will be to leave this house, it is just as tough for us to leave this community. Our neighbors along Coachman Road are so welcoming and love to stop and talk when we go for walks down the street. It's rare in this big of a town to know all of your neighbors, but you definitely get that friendly feel here! In addition, the close proximity of the park and pool has been so convenient. The pool is a nice, calm oasis from the busy city pool in Manhattan. We also love that the new Oliver Brown Elementary School is close to our neighborhood.

We hope you enjoy all that this house has to offer and make as many good memories here as we have!