

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

1 **SELLER:** Robert F Rossiter

2 **PROPERTY:** 3895 Golden Eagle Dr, Manhattan KS 66502

3

4 **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.

9

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.

14

15 **3. OCCUPANCY**

16 Approximate age of Property? 19 years How long have you owned? 5 1/2 years

17 Does SELLER currently occupy the Property? Yes No

18 If not, how long has it been since SELLER occupied the Property? 3 months years/months.

19

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? 323

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: Fenced back yard
42 _____
43 _____
44 _____

46 **5. ROOF:**

- 47 (a) Approximate Age: 19 years Unknown
48 Type: Asphalt shingle
49 (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?
54 If yes, was it: Complete or Partial Yes No
55 (e) What is the number of layers currently in place: _____ 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 _____

62 **6. INFESTATION – ARE YOU AWARE OF:**

- 63 (a) Any termites, wood destroying insects, or **other** pests on the Property? Yes No
64 (b) Any damage to the property by termites, wood destroying insects or **other**
65 pests? Yes No
66 (c) Any termite, wood destroying insects or other pest control treatments on the
67 Property in the last five years? Yes No
86 If yes, list company, *when and where* treated _____
69 (d) Any warranty, bait stations or other treatment coverage by a licensed pest
70 control company on the Property? Yes No

71 If yes, the annual cost of service renewal is \$ _____ and the time remaining on the
72 service contract is _____. **(Check One)**
73 The treatment system stays with the Property, or the treatment system is subject to
74 removal by the treatment company if annual service fee is not paid.

75 If any of the answers in this section are "Yes", explain in detail (attach any receipts): _____
76 _____
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
- 90 (g) Any problems with fireplace and/or chimney? Yes No
- 91 Date of last cleaning? _____
- 92 (h) Does the Property have a sump pump? Yes No
- 93 (i) Any repairs or other attempts to control the cause or effect of any problem
94 described above? Yes No

95 **If any of the answers in this section are “Yes”, explain in detail.** When describing repairs or control
96 efforts, describe the location, extent, date, and name of the person who did the repair or control effort and
97 attach, if available, any inspection reports, estimates or receipts: Sump pump installed at time of
98 construction

99 _____
100 _____

101
102 **8. ADDITIONS AND/OR REMODELING:**

- 103 (a) Are you aware of any additions, structural changes, or other material
104 alterations to the Property? Yes No

105 **If “Yes”, explain:** _____
106 _____

- 107 (b) If “Yes”, were all necessary permits and approvals obtained, and was all
108 work in compliance with building codes? N/A Yes No

109 **If “No”, explain:** _____
110 _____

111
112 **9. PLUMBING RELATED ITEMS:**

- 113 (a) What is the drinking water source? Public Private Well Cistern
- 114 If well water, state type _____ depth _____
- 115 diameter _____ age _____

- 116 (b) If the drinking water source is a well, when was the water last tested and what
 117 was the result of the test? _____
- 118 (c) Is there a water softener on the Property? Yes No
 119 (If so, is it: Leased Owned?)
- 120 (d) Is there a water purifier system? Yes No
 121 (If so, is it: Leased Owned?)
- 122 (e) What type of sewage system serves the Property? Public Sewer, or Private Sewer, or
 123 Septic System, or Cesspool, or Lagoon, or Other _____
- 124 (f) If there is a septic system, is there a sewage pump on the septic system? . . . Yes No
- 125 (g) Is there a grinder pump system? Yes No
- 126 (h) If there is a privately owned system, when was the septic tank, cesspool, or sewage system
 127 last serviced? _____ By whom? _____
- 128 (i) Is there a sprinkler system? Yes No
 129 Does sprinkler system cover full yard? N/A Yes No
- 130 If "No", explain: _____
- 131 (j) Is there a back flow prevention device on the lawn sprinkling system, sewer
 132 or pool? Yes No
 133 Are city/county compliance inspections required? Yes No
- 134 If yes, date of last inspection _____
- 135 (k) Are you aware of any leaks, backups, or other problems relating to any of the plumbing,
 136 water, and sewage related systems? Yes No
- 137 (l) Type of plumbing material currently used in the Property:
 138 Copper Galvanized Other _____
 139 The location of the main water shut-off is _____
- 140 (m) The location of the sewer line clean out trap is: _____

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

146
 147 **10. HEATING AND AIR CONDITIONING:**

- 148 (a) Does the Property have air conditioning? Yes No
 149 Central Electric Central Gas Heat Pump Window Unit(s)
 150 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

- 151 1. Unknown, Owned, Basement, Unknown
 152 2. _____

153 (b) Does the Property have heating systems? Yes No

154 Electric Fuel Oil Natural Gas Heat Pump Propane Fuel Tank Other _____
155 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

156 1. Unknown, Owned, Basement, Unknown

157 2. _____

158 (c) Are there rooms without heat or air conditioning? Yes No

159 If yes, which room(s)? _____

160 (d) Does the Property have a water heater? Yes No

161 Electric Gas Solar
162 Unit Age of Unit Capacity (gallons) Location Last Date Serviced/By Whom?

163 1. Unknown, Unknown, Basement, Unknown

164 2. _____

165 (e) Are you aware of any problems regarding these items? Yes No

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

170
171 **11. ELECTRICAL SYSTEM:**

172 (a) Type of material used: Copper Aluminum Unknown

173 (b) Type of electrical panel(s): Breaker Fuse

174 Location of electrical panel(s): Garage

175 Size of electrical panel (total amps), if known: _____

176 (c) Are you aware of any problem with the electrical system? Yes No

177 If "Yes", explain in detail: _____
178 _____
179 _____
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:** _____

194 _____

195 _____

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 \$ 130 are payable yearly quarterly
210 monthly. Homeowners Association contact name, phone number, website, or email address:

- 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 _____

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 affect
- 234 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 Washer and dryer purchased in 2019

263 _____

- 264 **15. UTILITIES:** Identify the name and phone number for utilities listed below.
- 265 Electric Company Name - Evergny Phone 800-383-1183
- 266 Gas Company Name - Kansas Gas Service Phone 800-794-4780
- 267 Water Company Name - Pottawatomie County Phone 785-457-1440

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:

272
273 **Check if staying:**

- 274
- 275 Air Conditioning Window Units, # _____ Propane Tank Stove Vent Hood/Downdraft
- 276 Central vac and attachments Own Lease Sump Pump
- 277 Dishwasher Refrigerator Swimming Pool & Equipment
- 278 Fireplace insert Location of Refrigerator Kitchen TV Antenna/Receiver/Satellite Dish
- 279 Garage door opener(s), # _____ Security System Own Lease
- 280 Garage Door Transmitter(s), # _____ Own Lease Water Softener and/or purifier
- 281 Laundry - Washer Smart home devices (identify) _____ Own Lease
- 282 Laundry - Dryer Spa/Hot Tub/Sauna & Equipment Window curtains and drapes
- 283 Microwave Oven Statuary/Yard Art (identify) Blinds
- 284 Oven Elec. Gas Convection Stovetop Elec. Gas Wood/pellet burning stove
- 285
- 286 Other _____ Other _____ Other _____
- 287 Other _____ Other _____ Other _____
- 288 Other _____ Other _____ Other _____

289
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 NA

296 _____
297 _____
298 _____
299 _____
300 _____
301 _____
302 _____

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).**

311
312 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

313
314
315 Robert F Rossiter 05/13/2024

316 **SELLER** **DATE** **SELLER** **DATE**
317 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 318
319 1. I understand and agree that the information in this form is limited to information of which SELLER has
320 actual knowledge and that SELLER need only make an honest effort at fully revealing the information
321 requested.
322 2. This property is being sold to me without warranties or guaranties of any kind by SELLER or Broker(s)
323 or agents concerning the condition or value of the Property.
324 3. I agree to verify any of the above information, and any other important information provided by
325 SELLER or Broker (including any information obtained through the Multiple Listing Service) by an
326 independent investigation of my own. I have been specifically advised to have Property examined by
327 professional inspectors.
328 4. I acknowledge that neither SELLER nor Broker is an expert at detecting or repairing physical defects
329 in Property.
330 5. I specifically represent that there are no important representations concerning the condition or value of
331 Property made by SELLER or Broker on which I am relying except as may be fully set forth in writing
332 and signed by them.

333
334
335
336 **BUYER** **DATE** **BUYER** **DATE**

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Seller's Disclosure and Condition of Property Addendum-2019
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