



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

1 SELLER: Joshua & Jocelyn Closson
2 PROPERTY: 9829 Heather Ln., Manhattan, KS 66502

1. SELLER'S INSTRUCTIONS

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

2. NOTICE TO BUYER

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

3. OCCUPANCY

Approximate age of Property? 2.5 years How long have you owned? 2.5 years
Does SELLER currently occupy the Property? Yes [checked] No [ ]
If not, how long has it been since SELLER occupied the Property? years/months.

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

- (a) Fill or expansive soil on the Property? Yes [ ] No [checked]
(b) Sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes [ ] No [checked]
(c) Is the Property in a mapped Fort Riley noise zone? Yes [ ] No [checked]
(d) Is the Property in a mapped airport overlay district zone? Yes [ ] No [checked]
(e) In which Unified School District (USD) is the Property located? USD 383
(f) Is the Property or any portion thereof located in a flood zone or wetlands area, as designated by FEMA or any federal, state or local governmental agency? Yes [ ] No [checked]
(g) Do you pay flood insurance premiums? Yes [ ] No [checked]
(h) If yes, is it required by your current mortgage lender? Yes [ ] No [checked]
(i) Drainage or flood problems on the Property or adjacent properties? Yes [ ] No [checked]
(j) Are the boundaries of the Property marked in any way? Yes [ ] No [checked]
(k) Do you have a Certificate of Survey of the Property? If yes, attach copy Yes [ ] No [checked]
(l) Encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes [ ] No [checked]
(m) Any fencing on the Property? Yes [checked] No [ ]
(n) If yes, does fencing belong to the Property? Yes [checked] No [ ]
(o) Diseased, dead, or damaged trees or shrubs on the Property? Yes [ ] No [checked]
(p) Gas/oil wells, lines or storage facilities on Property or adjacent property? Yes [ ] No [checked]

If any of the answers in this section are "Yes", explain in detail: Wood Fencing included with property, set back at least 2 ft. from property line or easements on all sides.

46 **5. ROOF:**

47 (a) Approximate Age: 2.5 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? . . . . . Yes  No

54 If yes, was it:  Complete or  Partial

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 \_\_\_\_\_

61 \_\_\_\_\_

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

68 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: Property was built with sump pump.

98 \_\_\_\_\_  
 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:** 2 bedrooms and full bath were finished in the basement in 2019.

- 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 \_\_\_\_\_

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 Pex Tubing  
 139 The location of the main water shut-off is At the bottom of the basement stairs.  
 140 (m) The location of the sewer line clean out trap is: Front landscaping bed.

141 **If your answer to any of the questions in this section is "Yes", explain in detail and provide**  
 142 **available documentation:** \_\_\_\_\_  
 143 \_\_\_\_\_  
 144 \_\_\_\_\_  
 145 \_\_\_\_\_  
 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?
1.	2.5yr		Owned	Basement	OCT2018/UNK
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?
1.	2.5yr		Owned	Basement	OCT2018/UNK
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?
1.				
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: 200  
 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:** Property was tested for Radon when first purchased.

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: \$ 1653.87
- 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 \$ 350.00 are payable  yearly  quarterly
- 210  monthly. Homeowners Association contact name, phone number, website, or email address:
- 211 wmhoa1@gmail.com
- 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
- 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:** Had pets on property. Utility

262 easement at the rear of the property behind fence.

263 \_\_\_\_\_

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

265 Electric Company Name - Evergy Phone 800-383-1183

266 Gas Company Name - Kansas Gas Service Phone 800-794-4780

267 Water Company Name - Rural Water District No. 1 Phone 785-456-2452

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:**

- |     |   |  |  |
|-----|---|--|--|
| 275 | <input type="checkbox"/> Air Conditioning Window Units, # <u>    </u>   | <input type="checkbox"/> Propane Tank  | <input checked="" type="checkbox"/> Stove Vent Hood/Downdraft  |
| 276 | <input type="checkbox"/> Central vac and attachments  | <input type="checkbox"/> <u>    </u> Own <u>    </u> Lease                     | <input checked="" 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>1</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>4</u>  | <input type="checkbox"/> <u>    </u> Own <u>    </u> Lease                     | <input type="checkbox"/> Water Softener and/or purifier        |
| 281 | <input type="checkbox"/> Laundry – Washer   | <input checked="" type="checkbox"/> Smart home devices (identify) <u>Therm</u> | <input type="checkbox"/> <u>    </u> Own <u>    </u> Lease     |
| 282 | <input type="checkbox"/> Laundry – Dryer  | <input type="checkbox"/> Spa/Hot Tub/Sauna & Equipment                         | <input checked="" type="checkbox"/> Window curtains and drapes |
| 283 | <input checked="" type="checkbox"/> Microwave Oven  | <input type="checkbox"/> Statuary/Yard Art                                     | (identify) <u>All</u>  |
| 284 | <input checked="" type="checkbox"/> Oven <input checked="" type="checkbox"/> Elec. <u>    </u> Gas <u>    </u> Convection | <input type="checkbox"/> Stovetop <u>    </u> Elec. <u>    </u> Gas            | <input type="checkbox"/> Wood/pellet burning stove             |
| 285 |   |  |  |
| 286 | <input checked="" type="checkbox"/> Other <u>Networking Equipment</u>   | <input type="checkbox"/> Other <u>    </u>                                     | <input type="checkbox"/> Other <u>    </u>                     |
| 287 | <input checked="" type="checkbox"/> Other <u>TV Wall Mount Master</u>   | <input type="checkbox"/> Other <u>    </u>                                     | <input type="checkbox"/> Other <u>    </u>                     |
| 288 | <input checked="" type="checkbox"/> Other <u>TV Wall Mount Living Room</u>  | <input type="checkbox"/> Other <u>    </u>                                     | <input type="checkbox"/> Other <u>    </u>                     |

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 \_\_\_\_\_  
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.**

314	DocuSigned by:		DocuSigned by:	
315	<u>Joshua S Closson</u>	3/8/2021	<u>Jocelyn N Closson</u>	3/8/2021
316	<b>SELLER</b>	<b>DATE</b>	<b>SELLER</b>	<b>DATE</b>

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.

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336 **BUYER** **DATE** **BUYER** **DATE**

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