



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

SELLER (Indicate Marital Status): Leslie A. & Lura J. Parrish
CO-Trustees (Husband & Wife)

PROPERTY: 3520 Georgia Rd, Pomona, KS 66076

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. 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 that BUYER may wish to obtain. 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? 17 years How long have you owned? 17 years
Does SELLER currently occupy the Property? Yes [X] No []
If "No", how long has it been since SELLER occupied the Property? _____ years/months

4. TYPE OF CONSTRUCTION. [] Manufactured [] Modular [] Conventional/Wood Frame
[] Mobile [] Other ICF Construction
Insulated Concrete Forms

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

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

If any of the answers in this section are "Yes", explain in detail or attach other documentation: 5g - PVC white pipe marking 4 corners

Initials: [Handwritten] SELLER SELLER Initials: [] BUYER BUYER

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Gerard - Stone Coated

6. ROOF.

- a. Approximate Age: 17 years Unknown Type: Steel Roofing
- 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 _____ / _____
- 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? 1 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? upstairs some floor Yes No
- c. Any corrective action taken including, but not limited to, ceiling in east bedroom basement 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? water blowing under doors Yes No
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? patio Yes No
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? N/A Yes No
- i. Date of any repairs, inspection(s) or cleaning? annually - Swimst Sweeps 285-232-7272
Date of last use? Feb. 2021 electronic ignition and remote replaced Yes No
- j. Does the Property have a sump pump? Yes No
If "Yes", location: _____
- k. Any repairs or other attempts to control the cause or effect of any problem described above? Yes No

8a If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: _____

(2) patio on north replaced because of settling and drainage 2017
(3) reshaping window sills to allow better drainage 2011

P.A.P.P. Initials
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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? (replaced back patio north side) Yes No
If "Yes", explain in detail: permuting drainage away from foundation (reshaping existing bull nosed sills)
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in to allow better water compliance with building codes? N/A Yes No
If "No", explain in detail: _____

RJP
drainage
Reynolds
Construction
913-780-6624

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? Public Private Well Cistern
If well water, state type _____ depth _____ diameter _____ age 17 years
- b. If the drinking water source is a well, when was the water last checked for safety and what was the result of the test? 2004
- 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 Norweco
 Septic System, Number of Tanks 1 Cesspool Lagoon Other Singular
- f. The location of the sewer line clean out trap is: east side of house Bio-Kinetic
- g. Is there a sewage pump on the septic system? N/A Yes No
- h. Is there a grinder pump system? Yes No
- i. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? _____ By whom? _____
- j. 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: only tennis court
- 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: Yes No
 Copper Galvanized PVC PEX Other _____
The location of the main water shut-off is: _____
- m. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A Yes No

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

130-e. Have maintained an Aerobic Treatment Service contract since 2004 with Residential Sewage Treatment Co., Inc. Grandview, MO 64030 phone (816) 966-8885
Inspection done twice during the year new contract started 4/30/2021 \$489.50 tank pumped 5/31/18 after 14 years

RJP
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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? 888-824-26
 1. 17 years yes west side All Seasons 5-19-20
 2. of house maintenance plan
- 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? Feb.
 1. 17 years yes north of S+S oil + propane
 2. MFA oil May 2017 garage purchased by MFA 8/11/16
- 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 2 propane tanks water heaters
 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
 1. 17 years yes basement
 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 far NE corner
 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: _____

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- 205 **14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**
- 206 a. The Property located outside of city limits? Yes No
- 207 b. Any current/pending bonds, assessments, or special taxes that Yes No
- 208 apply to Property? Yes No
- 209 If "Yes", what is the amount? \$ _____
- 210 c. Any condition or proposed change in your neighborhood or surrounding
- 211 area or having received any notice of such? Yes No
- 212 d. Any defect, damage, proposed change or problem with any
- 213 common elements or common areas? Yes No
- 214 e. Any condition or claim which may result in any change to assessments or fees? Yes No
- 215 f. Any streets that are privately owned? Yes No
- 216 g. The Property being in a historic, conservation or special review district that
- 217 requires any alterations or improvements to the Property be approved by a
- 218 board or commission? Yes No
- 219 h. The Property being subject to tax abatement? Yes No
- 220 i. The Property being subject to a right of first refusal? Yes No
- 221 If "Yes", number of days required for notice: _____
- 222 j. The Property being subject to covenants, conditions, and restrictions of a
- 223 Homeowner's Association or subdivision restrictions? Yes No
- 224 k. Any violations of such covenants and restrictions? N/A Yes No
- 225 l. The Homeowner's Association imposing its own transfer fee and/or
- 226 initiation fee when the Property is sold? N/A Yes No
- 227 If "Yes", what is the amount? \$ _____

229 Homeowner's Association dues are paid in full until N/A in the amount of \$ _____

230 payable yearly semi-annually monthly quarterly, sent to _____ and

231 such includes: _____

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

233 _____

234 _____

235 _____

236 _____

237 **If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other**

238 **documentation:** _____

239 _____

240 _____

- 241 **15. PREVIOUS INSPECTION REPORTS.**
- 242 Has Property been inspected in the last twelve (12) months? Yes No
- 243 If "Yes", a copy of inspection report(s) are available upon request.
- 244

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

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

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

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

280 Electric Company Name: Eversy Phone # 816-471-5275
 281 propane Gas Company Name: MFA oil + propane Phone # 800-342-2835
 282 Water Company Name: well Phone # _____
 283 Trash Company Name: Ottawa Sanitation Service Phone # 800-494-3227
 284 Other: _____ Phone # _____
 285 Other: _____ Phone # _____
 286

287 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

288 Any technology or systems staying with the Property? N/A Yes No
 289 If "Yes" list: _____
 290 _____
 291 _____

292
 293 Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.
 294

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

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

- | | |
|--|--|
| 308 Attached shelves, racks, towel bars | Fireplace grates, screens, glass doors |
| 309 Attached lighting | Mounted entertainment brackets |
| 310 Attached floor coverings | Plumbing equipment and fixtures |
| 311 Bathroom vanity mirrors, 312 attached or hung | Storm windows, doors, screens |
| 313 Fences (including pet systems) | Window blinds, curtains, coverings 314 and window mounting components |

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

317 "OS" = Operating and Staying with the Property (any item that is performing its intended function).

318 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.

320 "NA" = Not applicable (any item not present).

321 "NS" = Not staying with the Property (item should be identified as "NS" below.)

324 NA Air Conditioning Window Units, #

325 OS Air Conditioning Central System

326 NA Attic Fan

327 OS Ceiling Fan(s), # 6

328 NA Central Vac and Attachments

329 NA Closet Systems all except rolling baskets

330 OS Doorbell

332 OS NA Electric Air Cleaner or Purifier

333 NA Electric Car Charging Equipment

334 OS Exhaust Fan(s) - Baths - 3

335 NA Fences - Invisible & Controls

336 Fireplaces(s), # one Heat-N-Clo

337 Location #1 living Location #2

338 NA Chimney room Chimney

339 NA Gas Logs Gas Logs

340 NA Gas Starter remote Gas Starter

341 OS Heat Re-circulator Heat Re-circulator

342 OS Insert Insert

343 NA Wood Burning Stove Wood Burning Stove

344 Other Other

345 NS Fountain(s) steam will stay with pump

346 OS Furnace/Heat Pump/Other Heating System

347 NA Garage Door Keyless Entry

348 OS Garage Door Opener(s), # 1

349 OS Garage Door Transmitter(s), # 1

350 NA Gas Yard Light

351 NA Humidifier

352 NA Intercom

353 OS Jetted Tub 2 tubs

354 KITCHEN APPLIANCES

355 Cooking Unit

356 OS Cooktop Elec. Gas down drafted

357 OS Microwave Oven

358 OS Oven

359 Elec. Gas Convection

360 NA Stove/Range

361 Elec. Gas Convection

362 OS Dishwasher

363 OS Disposal

364 OS Freezer

365 Location utility room

366 OS Icemaker

367 OS Refrigerator (#1)

368 Location kitchen

369 NA Refrigerator (#2)

370 Location

371 NA Trash Compactor

OS Laundry - Washer

OS Laundry - Dryer

Elec. Gas

MOUNTED ENTERTAINMENT EQUIPMENT

NA Item #1

Location

Item #2

Location

Item #3

Location

Item #4

Location

Item #5

Location

NA Outside Cooking Unit

OS Propane Tank

Owned Leased

NA Security System

Owned Leased

OS Smoke/Fire Detector(s), # 6

NA Shed

NA Spa/Hot Tub

NA Spa/Sauna

NA Spa Equipment

OS Sprinkler System Auto Timer

OS Sprinkler System Back Flow Valve

OS Sprinkler System (Components & Controls)

NA Statuary/Yard Art

NA Swing set/Playset

OS Sump Pump

NA Swimming Pool (Swimming Pool Rider Attached)

NA Swimming Pool Heater

NA Swimming Pool Equipment

OS TV Antenna/Receiver/Satellite Dish

Owned Leased

OS Water Heater(s) 2

NA Water Softener and/or Purifier

Owned Leased

NA Boat Dock, ID #

NA Camera-Surveillance Equipment

NA Generator

NS Other mirror in guest bathroom

NS Other rolling storage bins in pantry

OS Other flag pole staying

OS Other water filter

NS Other stock tank

Other

Other

Other

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372 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
373 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
374 invoices, notices or other documents describing or referring to the matters revealed herein;
375 replaced windows in great room and side lights
376 on front door plus one window on east
377 side-

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

388 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS
389 DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.
390 IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.
391

392
393
394 Leslie A. Parrish 01-10-2022 Laura J. Parrish 11/10/2022
395 SELLER Co-Trustee DATE SELLER Co-Trustee DATE
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397

398 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 399
- 400 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
 - 401 and SELLER need only make an honest effort at fully revealing the information requested.
 - 402 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents
 - 403 concerning the condition or value of the Property.
 - 404 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)
 - 405 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.
 - 406 I have been specifically advised to have Property examined by professional inspectors.
 - 407 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
 - 408 5. I specifically represent there are no important representations concerning the condition or value of Property made
 - 409 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.
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|-------|------|-------|------|
| BUYER | DATE | 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 September 2020. All previous versions of this document may no longer be valid. Copyright January 2021.