

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

1 **SELLER:** Joe & Jana L'Eauyer

2 **PROPERTY:** 102 N. Martin St. Morrowville KS

3
4 **1. SELLER'S INSTRUCTIONS**

5 SELLER agrees to disclose to BUYER all material defects, conditions and facts **KNOWN TO SELLER**
6 which may materially affect the value of the Property. This disclosure statement is designed to assist
7 SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this
8 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 that BUYER may wish to obtain. It is not a warranty of any
13 kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

14
15 **3. OCCUPANCY**

16 Approximate age of Property? 100 yrs How long have you owned? Approx 25

17 Does SELLER currently occupy the Property? Yes ☐ No ☒

18 If not, how long has it been since SELLER occupied the Property? 2 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 or any portion thereof located in a flood zone, wetlands area
26 or **proposed** to be located in such as designated by FEMA which requires
27 flood insurance? Yes ☐ No ☒

28 (d) Drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒

29 (e) Do you pay flood insurance premiums? Yes ☐ No ☒

30 (f) If so, is it required? Yes ☐ No ☒

31 (g) Are the boundaries of the Property marked in any way? Yes ☐ No ☒

32 (h) Has Property had a stake survey? If yes, attach copy Yes ☐ No ☒

33 (i) Encroachments, boundary line disputes, or non-utility easements affecting
34 the Property Yes ☐ No ☒

35 (j) Any fencing on the Property? Yes ☐ No ☒

36 (k) If yes, does fencing belong to the Property Yes ☐ No ☒

37 (l) Diseased, dead, or damaged trees or shrubs on the Property Yes ☐ No ☒

38 (m) Gas/oil wells, lines or storage facilities on Property or adjacent property Yes ☐ No ☒

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

40 _____

41 _____

42 _____

5. ROOF:

- (a) Approximate Age: 18 years ☐ Unknown Type: Metal
- (b) Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☒
If so, 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: _____ / _____ layers, or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail below: (All available warranties and other documentation are attached)

6. 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 years? Yes ☐ No ☒
If yes, list company, when and where treated _____
- (d) Any 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 (attach any receipts):

7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS - ARE YOU AWARE OF:

- (a) 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? poored that way Yes ☐ No ☒
- (c) Any corrective action taken including, but not limited to piercing or bracing? 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 driveways, patios, decks, fences or retaining walls on 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:

Basement gets water in it during prolonged wet periods

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: We built and remodeled after we moved in approx 18 yrs.

(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 checked for safety 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 ☐

(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 PVC

The location of the main water shut-off is In Basement

(m) The location of the sewer line clean out trap is: In Basement

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

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. Approx 29 yrs ☒ Backyard 5-24 W/atts Decker

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. 7 yrs. ☒ Basement 2 yrs ago Starr Plumbing

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? ... On-Demand Tankless Yes ☒ No ☐

☐ Electric ☒ Gas ☐ Solar

Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

1. Approx 10 ☒ Basement NA

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:

11. ELECTRICAL SYSTEM:

(a) Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown

(b) Type of electrical panel(s): ☒ Breaker ☐ Fuse - in garage

Location of electrical panel(s): Laundry Room

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:

12. HAZARDOUS CONDITIONS:

(a) Underground tanks on the Property? Yes ☐ No ☒

(b) Landfill on the Property? Yes ☐ No ☒

(c) Toxic substances on the Property, (e.g. tires, batteries, etc.)? Yes ☐ No ☒

(d) Has the Property been tested for any of the above listed items? Yes ☐ No ☒

(e) Radon in the property? Yes ☐ No ☒

(f) Have you had the property tested for radon? Yes ☐ No ☒

(g) Have you had the property tested for mold? Yes ☐ No ☒

(h) Are you aware of any other environmental issues? Yes ☐ No ☒

(i) Are you aware of any methamphetamine or controlled substances ever being used or manufactured on the Property? Yes ☐ No ☒

(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been present on or in the Property)

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

13. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:

- (a) Are you aware of any current/pending bonds, assessments, or special taxes that apply to Property? Yes ☐ No ☒
Amount: \$ _____
- (b) Are you aware or have you received any notice of any condition or proposed change in your neighborhood or surrounding area? Yes ☐ No ☒
- (c) Is the Property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
- (d) Are you aware of any violations of such covenants and restrictions? Yes ☐ No ☒
- (e) Does the Homeowner's Association impose its own transfer fee when this Property is sold? Yes ☐ No ☒
If "yes", what is the amount? \$ _____
- (f) Are you aware of any defect, damage, proposed change or problem with any common elements or common areas? Yes ☐ No ☒
- (g) Are you aware of any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
- (h) Are streets privately owned? Yes ☐ No ☒
- (i) Is Property in a historic, conservation or special review district that requires any alterations or improvements to Property be approved by a board or commission? Yes ☐ No ☒
- (j) Is Property subject to tax abatement? Yes ☐ No ☒
- (k) Is Property subject to a right of first refusal? Yes ☐ No ☒

If the answer to any of the above questions is "Yes" except (c), explain in detail, including amounts, if applicable:

Homes Association dues which are paid in full until _____ in the amount of \$ _____ payable ☐ yearly ☐ monthly ☐ quarterly, sent to _____ and such includes: _____
Homeowner's Association contact name, phone number, website, or email address: _____

14. OTHER MATTERS:

- (a) Are you aware of any of the following?
☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
- (b) Are you aware of any fire damage to the Property? Yes ☐ No ☒
- (c) Are there any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☐ No ☒
- (d) Are there any violations of laws or regulations affecting the Property? Yes ☐ No ☒
- (e) Are you aware of any other conditions that may materially and adversely affect the value or desirability of the Property? Yes ☐ No ☒
- (f) Are you aware of any other condition that may prevent you from completing the sale of the Property? Yes ☐ No ☒
- (g) Are you aware of any general stains or pet stains to the carpet, the flooring

- 239 or sub-flooring? ... possibly upstairs Yes ☒ No ☐
- 240 (h) Do you have keys for all exterior doors, including garage doors in the
241 home? Yes ☒ No ☐
- 242 List locks without keys _____
- 243 (i) Are you aware of any violation of zoning, setbacks or restrictions, or
244 non-conforming uses? Yes ☐ No ☒
- 245 (j) Are you aware of any unrecorded interests affecting the Property? Yes ☐ No ☒
- 246 (k) Are you aware of anything that would interfere with giving clear title to
247 the BUYER? Yes ☐ No ☒
- 248 (l) Are you aware of any existing or threatened legal action pertaining to
249 the Property? Yes ☐ No ☒
- 250 (m) Are you aware of any litigation or settlement pertaining to this Property? Yes ☐ No ☒
- 251 (n) Have you added any insulation since you have owned the Property? Yes ☒ No ☐
- 252 (o) Have you replaced any appliances that remain with the Property in the
253 past five years? Yes ☒ No ☐
- 254 (p) Are there any transferable warranties on the Property or any of its
255 components? Yes ☐ No ☒
- 256 (q) Have you made any insurance or other claims pertaining to this Property
257 in the past 5 years? Yes ☐ No ☒
- 258 If yes, were repairs from claim(s) completed? Yes ☐ No ☐
- 259 (r) Are you aware of any use of synthetic stucco in the property? Yes ☐ No ☒

260 If any of the answers in this section are "Yes", (except g), explain in detail: _____

261 Insulation added at remodel
262 Fridge replaced
263 _____
264 _____

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

266 Electric Company Name - PrairieLand Electric Phone _____
267 Gas Company Name - Kansas Gas Service Phone _____
268 Water Company Name - City of Morrowville Phone _____
269 _____

270 **16. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS)**

271 The Residential Real Estate Sale Contract, not the Seller's Disclosure Statement, the MLS, or other
272 promotional material, provides for what is included in the sale of the property. All existing
273 improvements on Property (if any) and appurtenances, fixtures and equipment, whether buried,
274 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain
275 with Property unless excluded from the sale in the Residential Real Estate Sale Contract.

276 **OS = Operating and Staying with the Property (Means the Item is performing its Intended**
277 **function)**

278 **EX = Staying with the Property but Excluded from Mechanical Repairs and cannot be an**
279 **Unacceptable Condition**

280 **NA = Not applicable**

281 **NS = Not staying with the Property**

282 <u>NA</u> Air Conditioning Window Units, # _____	<u>OS</u> Garage door opener(s)	<u>NA</u> Sprinkler System _____
283 <u>OS</u> Air Conditioning Central System	<u>NA</u> Garage Door Transmitter(s), # _____	<u>NA</u> Sprinkler System Back Flow Valve
284 <u>OS</u> Attic Fan --	<u>NA</u> Gas Grill	<u>NA</u> Sprinkler System Auto Timer
285 <u>OS</u> Ceiling Fans, # _____	<u>NA</u> Gas Yard Light	<u>NA</u> Statuary/Yard Art
286 <u>NA</u> Central vac & attachments	<u>NA</u> Humidifier	<u>OS</u> Stove, <input checked="" type="checkbox"/> Elec. <input type="checkbox"/> Gas
287 <u>OS</u> Dishwasher	<u>NA</u> Intercom	<u>NA</u> Stove Downdraft Cooktop
288 <u>NA</u> Disposal	<u>NA</u> Laundry - Washer	<u>OS</u> Stove Oven <input checked="" type="checkbox"/> Elec. <input type="checkbox"/> Gas
289 <u>NA</u> Doorbell	<u>OS</u> Laundry - Dryer	<u>NA</u> Stove Oven - Convection
290 <u>NA</u> Electric air cleaner or purifier	<u>OS</u> Microwave Oven	<u>OS</u> Stove/Oven Clock Timer
291 <u>OS</u> Electric Garage Door Opener(s)	<u>NA</u> Propane Tank	<u>OS</u> Stove Vent Hood
292 <u>OS</u> Exhaust fan(s) - baths in <u>on-suite</u>	<u>OS</u> Refrigerator	<u>OS</u> Sump Pump
293 <u>NA</u> Fireplace heat re-circulator	Location of Refrigerator <u>Kitchen</u>	<u>NA</u> Swimming Pool
294 <u>OS</u> Fireplace insert	<u>NA</u> Security System	<u>NA</u> Swimming Pool Heater
295 <u>OS</u> Fireplace Gas Logs <u>> Not hooked up</u>	<input type="checkbox"/> Owned <input type="checkbox"/> Leased	<u>NA</u> Swimming Pool Equipment
296 <u>NA</u> Fireplace Gas Starter	<input checked="" type="checkbox"/> Smoke Detector(s), # <u>None</u>	<u>NA</u> Trash Compactor
297 <u>NA</u> Fireplace - wood burning stove	<u>NA</u> Spa/Hot Tub	<u>NA</u> TV Antenna/Receiver/Satellite Dish
298 <u>NA</u> Fountain(s)	<u>NA</u> Spa/Sauna	<input type="checkbox"/> Own <input type="checkbox"/> Lease
299 <u>OS</u> Furnace/heat pump/other htg system	<u>NA</u> Spa Equipment	<u>NA</u> Water Softener and/or purifier
300 <input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Own <input type="checkbox"/> Lease
301 <input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

302

303 Disclose any material information and describe any significant repairs, improvements or alterations to

304 the Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any

305 repair estimates, reports, invoices, notices or other documents describing or referring to the matters

306 revealed herein: _____

307 _____

308 _____

309 _____

310 The undersigned SELLER represents that the information set forth in the foregoing Disclosure Statement

311 is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or

312 guarantee of any kind. SELLER hereby authorizes their agent to provide this information to prospective

313 BUYER of the property and to real estate brokers and salespeople. **SELLER will promptly notify**

314 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to**

315 **Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER,**

316 **in writing, of such changes. (Initial and date any changes and/or attach a list of additional**

317 **changes. If attached, # _____ of pages).**

318

319 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**

320 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**

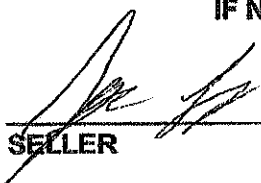
321 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

322

323

324

325

	<u>6/25</u>	<u>Jona L'Ecuyn</u>	<u>6-9-25</u>
SELLER	DATE	SELLER	DATE