



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

1 **SELLER:** Jeffrey Haller, Kathryn Haller
2 **PROPERTY:** 2023 Sunnymead Rd, 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? 9 years How long have you owned? 9 years
17 Does SELLER currently occupy the Property? Yes No
18 If not, how long has it been since SELLER occupied the Property? _____ 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? N/A Yes No
- 31 (g) Are the boundaries of the Property marked in any way? Yes No
- 32 (h) Has Property had a 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 4a - Stakes on NW & SW of property

41 4l - shrub on NW corner of home has had portion removed

42
43

- 44 **5. ROOF:**
- 45 (a) Approximate Age: 9 years Unknown
- 46 Type: Chinese
- 47 (b) Any problems with the roof, flashing or rain gutters? Yes No
- 48 If so, what was the date of the occurrence? _____
- 49 (c) Any repairs to the roof, flashing or rain gutters? Yes No
- 50 Date of and company performing such repairs _____ / _____
- 51 (d) Any roof replacement? Yes No
- 52 If yes, was it: Complete or Partial
- 53 (e) What is the number of layers currently in place: 1 layers, or Unknown.

54 **If any of the answers in this section are "Yes", explain in detail below: (All available warranties and**

55 **other documentation are attached)** _____

56 _____

57 _____

58 _____

59 _____

- 60 **6. INFESTATION – ARE YOU AWARE OF:**
- 61 (a) Any termites, wood destroying insects, or **other** pests on the Property? Yes No
- 62 (b) Any damage to the property by termites, wood destroying insects or **other**
- 63 pests? Yes No
- 64 (c) Any termite, wood destroying insects or other pest control treatments on the
- 65 Property in the last five years? Yes No
- 66 If yes, list company, *when and where* treated _____
- 67 (d) Any warranty, bait stations or other treatment coverage by a licensed pest
- 68 control company on the Property? Yes No
- 69 If yes, the annual cost of service renewal is \$ _____ and the time remaining on the
- 70 service contract is _____. **(Check One)**
- 71 The treatment system stays with the Property, or the treatment system is subject to
- 72 removal by the treatment company if annual service fee is not paid.

73 **If any of the answers in this section are "Yes", explain in detail (attach any receipts):** _____

74 _____

75 _____

76 _____

77 _____

- 78 **7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS – ARE YOU AWARE OF:**
- 79 (a) Movement, shifting, deterioration, or other problems with walls, foundations,
- 80 crawl space or slab? Yes No
- 81 (b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
- 82 crawl space, basement floor or garage? Yes No
- 83 (c) Any corrective action taken including, but not limited to piercing or bracing? Yes No
- 84 (d) Any water leakage or dampness in the house, crawl space or basement? Yes No
- 85 (e) Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
- 86 (f) Any problems with driveways, patios, decks, fences or retaining walls on
- 87 the Property? Yes No

- 88 (g) Any problems with fireplace and/or chimney? Yes No
- 89 Date of last cleaning? _____
- 90 (h) Does the Property have a sump pump? Yes No
- 91 (i) Any repairs or other attempts to control the cause or effect of any problem
- 92 described above? Yes No

93 If any of the answers in this section are "Yes", explain in detail. When describing repairs or control

94 efforts, describe the location, extent, date, and name of the person who did the repair or control effort and

95 attach, if available, any inspection reports, estimates or receipts: _____

96 1b - hole in sheetrock in garage, NE wall. Basement

97 ceiling at bottom of stairs, will be repaired (ceiling) prior

98 to closing.

99

100 **8. ADDITIONS AND/OR REMODELING:**

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

103 If "Yes", explain: basement finished in 2003

104

- 105 (b) If "Yes", were all necessary permits and approvals obtained, and was all
- 106 work in compliance with building codes? N/A Yes No

107 If "No", explain: did not obtain permit. Utilized licensed

108 electrician, plumber, sheetrock, carpet, cabinetry all

109 professionally installed.

110 **9. PLUMBING RELATED ITEMS:**

- 111 (a) What is the drinking water source? Public Private Well Cistern
- 112 If well water, state type _____ depth _____
- 113 diameter _____ age _____
- 114 (b) If the drinking water source is a well, when was the water last tested and what
- 115 was the result of the test? na
- 116 (c) Is there a water softener on the Property? Yes No
- 117 (If so, is it: Leased Owned?)
- 118 (d) Is there a water purifier system? Yes No
- 119 (If so, is it: Leased Owned?)
- 120 (e) What type of sewage system serves the Property? Public Sewer, or Private Sewer, or
- 121 Septic System, or Cesspool, or Lagoon, or Other _____
- 122 (f) If there is a septic system, is there a sewage pump on the septic system? Yes No
- 123 (g) Is there a grinder pump system? Yes No
- 124 (h) If there is a privately owned system, when was the septic tank, cesspool, or sewage system
- 125 last serviced? na By whom? _____
- 126 (i) Is there a sprinkler system? Yes No
- 127 Does sprinkler system cover full yard? N/A Yes No
- 128 If "No", explain: _____
- 129 (j) Is there a back flow prevention device on the lawn sprinkling system, sewer
- 130 or pool? na Yes No
- 131 Are city/county compliance inspections required? na Yes No
- 132 If yes, date of last inspection _____

- 133 (k) Are you aware of any leaks, backups, or other problems relating to any of the plumbing,
 134 water, and sewage related systems? Yes No
- 135 (l) Type of plumbing material currently used in the Property:
 136 Copper Galvanized Other plastic (pvc)
 137 The location of the main water shut-off is _____
 138 (m) The location of the sewer line clean out trap is: _____

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

144
 145 **10. HEATING AND AIR CONDITIONING:**

- 146 (a) Does the Property have air conditioning? Yes No
 147 Central Electric Central Gas Heat Pump Window Unit(s)
 148 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
 149 1. 9 yrs. basement Carlson Plumbing / 2003
 150 2. _____ Heating & Air Conditioning
- 151 (b) Does the Property have heating systems? Yes No
 152 Electric Fuel Oil Natural Gas Heat Pump Propane Fuel Tank Other _____
 153 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
 154 1. 9 yrs. basement _____
 155 2. _____
- 156 (c) Are there rooms without heat or air conditioning? Yes No
 157 If yes, which room(s)? _____
- 158 (d) Does the Property have a water heater? Yes No
 159 Electric Gas Solar
 160 Unit Age of Unit Capacity (gallons) Location Last Date Serviced/By Whom?
 161 1. 9 yrs. 50 basement _____
 162 2. _____
- 163 (e) Are you aware of any problems regarding these items? Yes No

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

168
 169 **11. ELECTRICAL SYSTEM:**

- 170 (a) Type of material used: Copper Aluminum Unknown
 171 (b) Type of electrical panel(s): Breaker Fuse
 172 Location of electrical panel(s): garage, west wall
 173 Size of electrical panel (total amps), if known: _____
 174 (c) Are you aware of any problem with the electrical system? Yes No

175 If "Yes", explain in detail: _____
 176 _____
 177 _____

180 **12. HAZARDOUS CONDITIONS:**

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

190 **If your answer to any of the questions in this section is "Yes", explain in detail and attach test**
191 **results:** _____
192 _____
193 _____

194
195 **13. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:**

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

217 **If the answer to any of the above questions is "Yes" except (c), explain in detail, including**
218 **amounts, if applicable:** street specials
219 _____
220 _____
221 _____

222 Homeowners Association dues are paid in full until W/A in the amount of \$ _____
 223 payable yearly monthly quarterly, sent to _____ and such includes:
 224 _____ Homeowner's Association contact name,
 225 phone number, website, or email address: _____
 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 paho door - lock/unlocks manually from inside
- 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 pertaining to this Property? Yes No
- 251 (o) Have you added any insulation since you have owned the Property? Yes No
- 252 (p) Have you replaced any appliances that remain with the Property in the
 253 past five years? Yes No
- 254 (q) Are there any transferable warranties on the Property or any of its
 255 components? Yes No
- 256 (r) Have you made any insurance or other claims pertaining to this Property
 257 in the past 5 years? Yes No
- 258 (s) If yes, were repairs from claim(s) completed? W/A Yes No
- 259 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: 14g - service
 261 dog has lived in home since June 2009 14h - normal
 262 wear and tear (9 yrs. old)

- 263 **15. UTILITIES:** Identify the name and phone number for utilities listed below.
- 264 Electric Company Name - Wastav Energy Phone _____
- 265 Gas Company Name - Kansas Gas Service Phone _____
- 266 Water Company Name - City of Manhattan Phone _____

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

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

274 **OS = Operating and Staying with the Property (Any item that is performing its intended
275 function)**

276 **NO = Not Operating but Staying with the Property**

277 **NA = Not applicable**

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

280 <u>NA</u> Air Conditioning Window Units, # _____	<u>OS</u> Garage door opener(s)	_____ Sprinkler System _____
281 <u>OS</u> Air Conditioning Central System _____	<u>OS</u> Garage Door Transmitter(s), # <u>2</u>	_____ Sprinkler System Back Flow Valve
282 _____ Attic Fan	_____ Gas Grill	_____ Sprinkler System Auto Timer
283 <u>OS</u> Ceiling Fans, # <u>5</u>	_____ Gas Yard Light	_____ Statuary/Yard Art
284 _____ Central vac and attachments	_____ Humidifier	<u>OS</u> Stove, <input checked="" type="checkbox"/> Elec. _____ Gas
285		
286 <u>OS</u> Dishwasher	_____ Intercom	_____ Stove Downdraft Cooktop
287 <u>OS</u> Disposal	<u>NS</u> Laundry – Washer	<u>OS</u> Stove Oven <input checked="" type="checkbox"/> Elec. _____ Gas
288 <u>OS</u> Doorbell	<u>NS</u> Laundry – Dryer	_____ Stove Oven – Convection
289 _____ Electric air cleaner or purifier	<u>OS</u> Microwave Oven	_____ Stove/Oven Clock Timer
290 <u>OS</u> Exhaust fan(s) – baths	_____ Propane Tank	<u>OS</u> Stove Vent Hood
291		
292 _____ Fireplace heat recirculator	<u>OS</u> Refrigerator	_____ Sump Pump
293 _____ Fireplace insert	Location of Refrigerator <u>Kitchen</u>	_____ Swimming Pool
294 <u>OS</u> Fireplace Gas Logs	_____ Security System	_____ Swimming Pool Heater
295 _____ Fireplace Gas Starter	_____ Owned _____ Leased	_____ Swimming Pool Equipment
296 _____ Fireplace – wood burning stove	<u>OS</u> Smoke Detector(s), # <u>5</u>	_____ Trash Compactor
297		
298 _____ Fountain(s)	_____ Spa/Hot Tub	_____ TV Antenna/Receiver/Satellite Dish
299 <u>OS</u> Furnace/heat pump/other htg system	_____ Spa/Sauna	_____ Own _____ Lease
300 _____ Other _____	_____ Spa Equipment	_____ Water Softener and/or purifier
301 _____ Other _____	_____ Other _____	_____ Own _____ Lease
302 _____ Other _____	_____ Other _____	_____ Other _____

304 **17. ADDITIONAL DISCLOSURES**

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

309 _____

310 _____

311 _____

312 _____

313 _____

314 _____

315 _____

316 _____

317 _____

318 The undersigned SELLER represents that the information set forth in the foregoing Disclosure Statement
319 is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
320 guarantee of any kind. SELLER hereby authorizes their agent to provide this information to prospective
321 BUYER of the property and to real estate brokers and salespeople. SELLER will promptly notify
322 Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to
323 Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER,
324 in writing, of such changes. (Initial and date any changes and/or attach a list of additional
325 changes. If attached, # _____ of pages).

326
327 IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.
328

329
330
331 SELLER  Jeffrey Haller DATE SELLER  Kathryn Haller DATE 9/1/10

332
333 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**
334

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

349
350
351
352 BUYER DATE BUYER DATE

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