



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

1 **SELLER:** Doug & Amanda George
2 **PROPERTY:** 2028 Hayes Drive Manhattan KS 66526
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? 63yrs How long have you owned? 5
17 Does SELLER currently occupy the Property? Yes No
18 If not, how long has it been since SELLER occupied the Property? 3 years 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? _____
- 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:** _____

42 (f) Tuttle Creek flood plain
43 (m) road on 3 sides - wire fence along back
44 (o) 1 tree slowly dying out back - away from house
45

- 46 **5. ROOF:**
- 47 (a) Approximate Age: _____ years Unknown
- 48 Type: _____
- 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 2011 - Termites in the shed NOT Home
- 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 (c) small corner of shed had termites - inspection in 2011

77 found NONE in the house. Both the shed and the house were

78 treated - A couple bats were in attic. Removed by professional

79 pest company. Screens installed on N & S vents on roof

- 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: _____

98 _____

99 (h) Sump pump installed in 2011 as preventative measure

100 _____

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 _____

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 ^{cut} front → back of house
- 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: _____

143 _____
 144 (l) approx half of the plumbing has been replaced in crawlspace
 145 from original to copper (2015)

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. living room unknown age
 152 2. bedroom purchased in last 5 years own

- 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. 2011 owned hallway
 157 2. _____

- 158 (c) Are there rooms without heat or air conditioning? Yes No
 159 If yes, which room(s)? one bedroom

- 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. 2006 73 laundry room unit
 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 (e) Heater coil is installed for central AC - needs condenser out
 169 back -- central heat

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): by back door

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

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

177 If "Yes", explain in detail: _____

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 Radon test in 2011 - do not remember results.

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) Are you aware of any defect, damage, proposed change or problem with any
210 common elements or common areas? Yes No
- 211 (g) Are you aware of any condition or claim which may result in any change to
212 assessments or fees? Yes No
- 213 (h) Are streets privately owned? Yes No
- 214 (i) Is Property in a historic, conservation or special review district that
215 requires any alterations or improvements to Property be approved by a
216 board or commission? Yes No
- 217 (j) Is Property subject to tax abatement? Yes No
- 218 (k) Is Property subject to a right of first refusal? Yes No

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

221
222
223

224 Homeowners Association dues in the amount of \$ 0 are payable yearly quarterly monthly
225 Homeowners Association contact name, phone number, website, or email address:
226 _____
227 _____

228 **14. OTHER MATTERS:**

- 229 (a) Are you aware of any of the following?
230 Party walls Common areas Easement Driveways. Yes No
- 231 (b) Are you aware of any fire damage to the Property? Yes No
- 232 (c) Are there any liens, other than mortgage(s) currently on the Property? Yes No
- 233 (d) Are there any violations of laws or regulations affecting the Property? Yes No
- 234 (e) Are you aware of any other conditions that may materially and adversely
235 affect the value or desirability of the Property? Yes No
- 236 (f) Are you aware of any other condition, including but not limited to financial,
237 that may prevent you from completing the sale of the Property? Yes No
- 238 (g) Have you had a pet in the Property? Yes No
- 239 (h) Are you aware of any general stains or pet stains to the carpet, the flooring
240 or sub-flooring? Yes No
- 241 (i) Do you have keys for all exterior doors, including garage doors in the
242 home? Yes No
- 243 List locks without keys _____
- 244 (j) Are you aware of any violation of zoning, setbacks or restrictions, or
245 non-conforming uses? Yes No
- 246 (k) Are you aware of any unrecorded interests affecting the Property? Yes No
- 247 (l) Are you aware of anything that would interfere with giving clear title to
248 the BUYER? Yes No
- 249 (m) Are you aware of any existing or threatened condemnation or other legal
250 action pertaining to the Property? Yes No
- 251 (n) Are you aware of any litigation or settlement pertaining to this 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 (g) german shepherd and a lab (last 5 years) not at the
263 same time

264 **15. UTILITIES:** Identify the name and phone number for utilities listed below.
265 Electric Company Name - Wester Approx 100.00 Monthly Phone _____
266 Gas Company Name - KRS " " Phone _____
267 Water Company Name - City of Menasha Approx 40\$ Phone _____
268

269 **16. PERSONAL PROPERTY, EQUIPMENT AND APPLIANCES**

270 In consideration of Buyer completing the purchase of the property set forth in #1 above and for no
 271 additional value, it is agreed that the following items located in the subject property shall transfer to
 272 Buyer at closing:

273

274 **Check if staying:**

275

276 <input checked="" type="checkbox"/> Air Conditioning Window Units, # <u>2</u>	<input checked="" type="checkbox"/> Oven <input checked="" type="checkbox"/> Elec. ___ Gas ___ Convection	<input checked="" type="checkbox"/> Stovetop <input checked="" type="checkbox"/> Elec. ___ Gas
277 ___ Central vac and attachments	___ Propane Tank	___ Stove Vent Hood/Downdraft
278 ___ Dishwasher	___ Own ___ Lease	<input checked="" type="checkbox"/> Sump Pump
279 ___ Fireplace insert	<input checked="" type="checkbox"/> Refrigerator	___ Swimming Pool & Equipment
280 ___ Garage door opener(s), # ___	Location of Refrigerator <u>Kitchen</u>	___ TV Antenna/Receiver/Satellite Dish
281 ___ Garage Door Transmitter(s), # ___	___ Security System	___ Own ___ Lease
282 ___ Laundry - Washer	___ Own ___ Lease	___ Water Softener and/or purifier
283 ___ Laundry - Dryer	___ Spa/Hot Tub/Sauna & Equipment	___ Own ___ Lease
284 ___ Microwave Oven	___ Statuary/Yard Art	___ Wood/pellet burning stove
285		
286 <input checked="" type="checkbox"/> Other <u>Shed</u>	___ 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 2011 - brought in dirt around foundation to improve slope

296 2011 - New furnace and heater coil

297 2011-2015 New master closet, both kitchen light fixtures, bathroom tile

298 paint, landscaping, new complete duct work for

299 house run in the attic space for central air.

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

316

317

318

Amanda George 2/25/16 [Signature] 4-26-16
 SELLER DATE SELLER DATE

319 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

320

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

335

336

337

338

BUYER

DATE BUYER

DATE

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Seller's Disclosure and Condition of Property Addendum-2016
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