



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

1 **SELLER:** Michelle K. Chang, Trustee of The Deborah Christy Family Trust, U/T/A 05/02/2018

2 **PROPERTY:** 6715 Caenen Avenue, Shawnee, KS 66216

3
4 **1. NOTICE TO SELLER.**
5 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if
6 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material
7 defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability
8 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to
9 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

10
11 **2. NOTICE TO BUYER.**
12 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute
13 for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a
14 warranty or representation by the Broker(s) or their licensees.

15
16 **3. OCCUPANCY.**
17 Approximate age of Property? 56 How long have you owned? 39
18 Does SELLER currently occupy the Property? Yes No
19 If "No", how long has it been since SELLER occupied the Property? 0/1 years/months

20
21 **4. TYPE OF CONSTRUCTION.** Manufactured Modular Conventional/Wood Frame
22 Mobile Other _____

- 23
24
25 **5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND**
26 **DISCLOSURE ALSO.) ARE YOU AWARE OF:**
27 a. Any fill or expansive soil on the Property? Yes No
28 b. Any sliding, settling, earth movement, upheaval or earth stability problems
29 on the Property? Yes No
30 c. The Property or any portion thereof being located in a flood zone, wetlands
31 area or **proposed** to be located in such as designated by FEMA which
32 requires flood insurance? Yes No
33 d. Any drainage or flood problems on the Property or adjacent properties? Yes No
34 e. Any flood insurance premiums that you pay? Yes No
35 f. Any need for flood insurance on the Property? Yes No
36 g. Any boundaries of the Property being marked in any way? Yes No
37 h. The Property having had a stake survey? Yes No
38 i. Any encroachments, boundary line disputes, or non-utility easements
39 affecting the Property? Yes No
40 j. Any fencing on the Property? Yes No
41 If "Yes", does fencing belong to the Property? N/A Yes No
42 k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes No
43 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No
44 m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes No

45
46 **If any of the answers in this section are "Yes", explain in detail or attach other documentation:**
47 Settling was stabilized with pillars installed into foundation. August 26, 2012. Chain link fence around backyard area.
48 Trees cut and cleared August 10, 2024
49

SELLER Initials [Signature] SELLER Initials [Signature] BUYER BUYER

50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105

6. ROOF.

- a. Approximate Age: 9 years Unknown Type: Asphalt shingles
- 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 2015 / Unsure
- 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 or attach all warranty information and other documentation:

Shingles replaced due to hail damage 2015 per family information

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:


Wood destroying insect inspection report completed August 2, 2024

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? 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 including, but not limited to firebox, chimney, chimney cap and/or gas line? Yes No
Date of any repairs, inspection(s) or cleaning? Inspection 8/2/24
Date of last use? Unsure
- h. Does the Property have a sump pump? Yes No
If "Yes", location: _____
- i. Any repairs or other attempts to control the cause or effect of any problem described above?..... Yes No

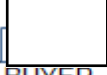
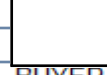
If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

Repair to foundation completed August 26, 2012
Backyard deck has settled, dry rot repaired on exterior July 26, 2024


01/17/25
SELLER
dotloop Verified

Initials

Initials


BUYER

BUYER

106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147

9. 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 in detail: _____
- 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 in detail: _____

10. 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 "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
 Septic System Cesspool Lagoon Other _____
- f. The location of the sewer line clean out trap is: _____ Rear of garage
- 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: _____
- 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 PVC PEX Other _____
The location of the main water shut-off is: _____ Under the staircase, through closet door
- 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:

Repair completed to sewer main August 6, 2024. Line snaked from house to curb July 28, 2024. Plumbing vent line replaced August 22, 2024


01/17/25
SELLER

Initials

Initials

 
BUYER BUYER

148 **11. HEATING AND AIR CONDITIONING.**

149 a. Does the Property have air conditioning? Yes No

150 Central Electric Central Gas Heat Pump Window Unit(s)

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
1.	12 yrs		Yes	Backyard	8/23/24 Homeowner
2.					

154 b. Does the Property have heating systems? Yes No

155 Electric Fuel Oil Natural Gas Heat Pump Propane

156 Fuel Tank Other

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
1.	12 yrs		Yes	Garage	Unsure
2.					

160 c. Are there rooms without heat or air conditioning? Yes No

161 If "Yes", which room(s)?

162

163 d. Does the Property have a water heater? Yes No

164 Electric Gas Solar Tankless

Unit	Age of Unit	Leased	Owned	Location	Capacity	Last Date Serviced/By Whom?
1.	12 yrs		Yes	Garage		Unsure
2.						

168 e. Are you aware of any problems regarding these items? Yes No

169 If "Yes", explain in detail:

170 Water heater needs expansion tank and drip leg

171

173 **12. ELECTRICAL SYSTEM.**

174 a. Type of material used: Copper Aluminum Unknown

175 b. Type of electrical panel(s): Breaker Fuse

176 Location of electrical panel(s): _____ In bonus room in basement

177 Size of electrical panel (total amps), if known: _____ Unknown

178 c. Are you aware of any problem with the electrical system? Yes No

179 If "Yes", explain in detail:

180 Exterior weather head and mast pending repair 9/11/24

181

183 **13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:**

184 a. Any underground tanks on the Property? Yes No

185 b. Any landfill on the Property? Yes No

186 c. Any toxic substances on the Property, (e.g. tires, batteries, etc.)? Yes No

187 d. Any contamination with radioactive or other hazardous material? Yes No

188 e. Any testing for any of the above-listed items on the Property? Yes No

189 f. Any professional testing/mitigation for radon on the Property? Yes No

190 g. Any professional testing/mitigation for mold on the Property? Yes No

191 h. Any other environmental issues? Yes No

192 i. Any controlled substances ever manufactured on the Property? Yes No

193 j. Any methamphetamine ever manufactured on the Property? Yes No

194 **(In Missouri, a separate disclosure is required if methamphetamine or other controlled**

195 **substances have been produced on the Property, or if any resident of the Property has**

196 **been convicted of the production of a controlled substance.)**

198 If any of the answers in this section are "Yes", explain in detail or attach test results and other

199 documentation:

200

201

SELLER Initials BUYER BUYER

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

225 Homeowner's Association dues are paid in full until _____ in the amount of \$ _____

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

227 includes: _____

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

229 _____

230 _____

231 _____

232 _____

233 _____

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

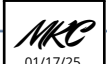
235 **documentation:** _____

236 _____

237 _____

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

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

 01/17/25
10:34 AM PST
dotloop Verified

Initials _____
SELLER

Initials _____
BUYER BUYER

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

If any of the answers in this section are "Yes", explain in detail: Insulation added per family information

Stove and washer/dryer purchased in the past 5 years per family information. Recent plumbing repairs under warranty

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

Electric Company Name:	Everygy	Phone #	888-471-5275
Gas Company Name:	KC Gas	Phone #	800-794-4780
Water Company Name:	Waterone	Phone #	913-895-1800
Trash Company Name:	Waste Management	Phone #	913-631-3300
Other:		Phone #	
Other:		Phone #	

18. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

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

- | | | |
|----------------------------------|---------------------------------|------------------------------------|
| Bathroom mirrors | Lighting and light fixtures | Shelving, racks and towel bars |
| Fences | Mounted entertainment brackets | (if attached) |
| Fireplace grates, screens and/or | Other mirrors (if attached) | Storm windows, doors & screens |
| glass doors (if attached) | Plumbing equipment and fixtures | Window blinds, curtains, coverings |
| Floor coverings (if attached) | | and mounting components |

01/17/25 10:24 AM PST dotloop verified
SELLER

Initials

Initials

BUYER BUYER

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

302 **“OS” = Operating and Staying with the Property (any item that is performing its intended function).**

303 **“EX” = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.**

305 **“NA” = Not applicable (any item not present).**

306 **“NS” = Not staying with the Property (item should be identified as “NS” below.)**

307
308

309 Na Air Conditioning Window Units, # _____

Os Laundry - Washer

310 Os Air Conditioning Central System

Os Laundry - Dryer

311 Ex Attic Fan

X Elec. Gas

312 Os Ceiling Fan(s), # 3

MOUNTED ENTERTAINMENT EQUIPMENT

313 Na Central Vac and Attachments

Na Item #1 _____

314 Na Closet Systems

Location _____

315 Location _____

Na Item #2 _____

316 Os Doorbell

Location _____

317 Na Electric Air Cleaner or Purifier

Na Item #3 _____

318 Na Electric Car Charging Equipment

Location _____

319 Na Exhaust Fan(s) – Baths

Na Item #4 _____

320 Os Fences – Invisible & Controls

Location _____

321 Fireplace(s), # 1

Na Item #5 _____

322 Location #1 Basement Location #2 _____

Location _____

323 Ex Chimney Chimney

Na Outside Cooking Unit

324 Os Gas Logs Gas Logs

Na Propane Tank

325 Os Gas Starter Gas Starter

Owned Leased

326 Na Heat Re-circulator Heat Re-circulator

Na Security System

327 Os Insert Insert

Owned Leased

328 Na Wood Burning Stove Wood Burning Stove

Os Smoke/Fire Detector(s), # 7

329 Na Other Other

Na Spa/Hot Tub

330 Na Fountain(s)

Na Spa/Sauna

331 Os Furnace/Heat Pump/Other Heating System

Na Spa Equipment

332 Na Garage Door Keyless Entry

Na Sprinkler System Auto Timer

333 Na Garage Door Opener(s), # _____

Na Sprinkler System Back Flow Valve

334 Na Garage Door Transmitter(s), # _____

Na Sprinkler System (Components & Controls)

335 Na Gas Yard Light

Na Statuary/Yard Art

336 Na Humidifier

Na Sump Pump

337 Na Intercom

Na Swimming Pool (Swimming Pool Rider Attached)

338 Na Jetted Tub

Na Swimming Pool Heater

KITCHEN APPLIANCES

Na Swimming Pool Equipment

340 Cooking Unit

Na TV Antenna/Receiver/Satellite Dish

341 Na Cooktop Elec. Gas

Owned Leased

342 Na Microwave Oven

Os Water Heater

343 Os Oven

Na Water Softener and/or Purifier

344 X Elec. Gas Convection

Owned Leased

345 Os Stove/Range

Na Other

346 X Elec. Gas Convection

Na Other

347 Os Dishwasher

Na Other

348 Na Disposal

Na Other

349 Na Freezer

Na Other

350 Location _____

Na Other _____

351 Os Icemaker

Na Other

352 Os Refrigerator (#1)

Na Other

353 Location Kitchen

Na Other

354 Na Refrigerator (#2)

Na Other

355 Location _____

Na Other _____

356 Na Trash Compactor

Na Other _____



SELLER Initials

BUYER Initials

BUYER Initials

357 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
358 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
359 invoices, notices or other documents describing or referring to the matters revealed herein:
360 Paint and 1200 sq ft new flooring. New light and plumbing fixtures. Staircase in entry refurbished.
361
362
363

364 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
365 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
366 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
367 prospective BUYER of the Property and to real estate brokers and salespeople. **SELLER will promptly notify**
368 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and**
369 **Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes.**
370 **(SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, #**
371 **of pages).**
372

373 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
374 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
375 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
376
377

378
379
380 *Michelle K. Chang, Trustee of The Deborah Christy Family Trust, 2/17/05-05/10/2018*
381 **SELLER** **DATE**

SELLER **DATE**

383 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 384
385 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
386 and SELLER need only make an honest effort at fully revealing the information requested.
387 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agents
388 concerning the condition or value of the Property.
389 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)
390 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.
391 I have been specifically advised to have Property examined by professional inspectors.
392 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
393 5. I specifically represent there are no important representations concerning the condition or value of Property made by
394 SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.
395
396

397
398
399 **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 August 2018. All previous versions of this document may no longer be valid. Copyright January 2019.