



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

SELLER (Indicate Marital Status): Gary Rogers Highway 7, LLC

PROPERTY: 9140 Kansas 7, Lenexa, KS 66227

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.

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? 45 years How long have you owned? 26 years
Does SELLER currently occupy the Property? Yes [checked] No [ ]
If "No", how long has it been since SELLER occupied the Property? years/months

[ ] SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

4. TYPE OF CONSTRUCTION. [ ] Manufactured [ ] Modular [ ] Conventional/Wood Frame
[ ] Mobile [ ] Other Wood Frame/Brick

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

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

Easements can be removed by Owner

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6. ROOF.

- a. Approximate Age: 18 years  Unknown Type: Timberline
- 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:

Replaced after hail storm

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? ..... 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 windows or exterior doors? ..... Yes  No
- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? ..... Yes  No
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? ..... N/A  Yes  No   
Date of any repairs, inspection(s) or cleaning? \_\_\_\_\_  
Date of last use? \_\_\_\_\_
- i. Does the Property have a sump pump? ..... Yes  No   
If "Yes", location: basement
- j. 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:

bracing and fiber installed after cracking from drought

  
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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? ..... 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  Other: \_\_\_\_\_  
If well water, state type \_\_\_\_\_ depth \_\_\_\_\_ diameter \_\_\_\_\_ age \_\_\_\_\_
- b. If the drinking water source is a well, has water been tested for safety? ..... N/A  Yes  No   
If "Yes", when was the water last checked for safety? \_\_\_\_\_ (attach test results)
- 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, Number of Tanks 2  Cesspool  Lagoon  Other \_\_\_\_\_
- f. Approximate location of septic tank and/or absorption field: \_\_\_\_\_
- g. The location of the sewer line clean out trap is: \_\_\_\_\_ basement
- h. Is there a sewage pump on the septic system? ..... N/A  Yes  No
- i. Is there a grinder pump system? ..... Yes  No
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? \_\_\_\_\_ By whom? \_\_\_\_\_
- k. 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: \_\_\_\_\_
- l. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? ..... Yes  No
- m. Type of plumbing material currently used in the Property:  
 Copper  Galvanized  PVC  PEX  Other \_\_\_\_\_  
The location of the main water shut-off is: \_\_\_\_\_ basement
- n. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? ..... N/A  Yes  No

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

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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?  
1.            6 years                         .....  
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.                                         .....  
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? ..... Yes  No   
 Electric  Gas  Solar  Tankless  
Unit    Age of Unit    Leased    Owned    Location    Capacity    Last Date Serviced/By Whom?  
1.                                         .....  
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): .....  
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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**14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- a. The Property located outside of city limits?..... Yes  No
- b. Any current/pending bonds, assessments, or special taxes that apply to Property? ..... Yes  No   
If "Yes", what is the amount? \$ \_\_\_\_\_
- c. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? ..... Yes  No
- d. Any defect, damage, proposed change or problem with any common elements or common areas? ..... Yes  No
- e. Any condition or claim which may result in any change to assessments or fees?..... Yes  No
- f. Any streets that are privately owned? ..... Yes  No
- g. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? ..... Yes  No
- h. The Property being subject to tax abatement?..... Yes  No
- i. The Property being subject to a right of first refusal?..... Yes  No   
If "Yes", number of days required for notice: \_\_\_\_\_
- j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? ..... Yes  No
- k. Any violations of such covenants and restrictions? ..... N/A  Yes  No
- l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? ..... N/A  Yes  No   
If "Yes", what is the amount? \$ \_\_\_\_\_
- m. The Property being subject to a Homeowners Association fee?..... Yes  No   
If "Yes", Homeowner's Association dues are paid in full until \_\_\_\_\_ in the amount of \$ \_\_\_\_\_ payable  yearly  semi-annually  monthly  quarterly, sent to: \_\_\_\_\_

and such includes:

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

[Empty box for contact information]

- n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes  No

If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:

[Empty box for explanation or documentation]

**15. PREVIOUS INSPECTION REPORTS.**

- Has Property been inspected in the last twelve (12) months? ..... Yes  No
- If "Yes", a copy of inspection report(s) are available upon request.

**16. OTHER MATTERS. ARE YOU AWARE OF:**

- a. Any of the following?  
 Party walls  Common areas  Easement Driveways ..... Yes  No
- b. Any fire damage to the Property? ..... Yes  No
- c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? ..... Yes  No
- d. Any violations of laws or regulations affecting the Property? ..... Yes  No
- e. Any other conditions that may materially affect the value or desirability of the Property? ..... Yes  No
- f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? ..... Yes  No
- g. Any animals or pets residing in the Property during your ownership? ..... Yes  No
- h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? ..... Yes  No
- i. Missing keys for any exterior doors, including garage doors to the Property? ..... Yes  No   
List locks without keys \_\_\_\_\_
- j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? ..... Yes  No
- k. Any unrecorded interests affecting the Property? ..... Yes  No
- l. Anything that would interfere with giving clear title to the BUYER? ..... Yes  No

 [Initials] SELLER

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Initials [Initials] BUYER

- 268 m. Any existing or threatened legal action pertaining to the Property? ..... Yes  No
- 269 n. Any litigation or settlement pertaining to the Property? ..... Yes  No
- 270 o. Any added insulation since you have owned the Property? ..... Yes  No
- 271 p. Having replaced any appliances that remain with the Property in the
- 272 past five (5) years? ..... Yes  No
- 273 q. Any transferable warranties on the Property or any of its
- 274 components? ..... Yes  No
- 275 r. Having made any insurance or other claims pertaining to the Property
- 276 in the past five (5) years? ..... Yes  No
- 277 If "Yes", were repairs from claim(s) completed? ..... N/A  Yes  No
- 278 s. Any use of synthetic stucco on the Property? ..... Yes  No
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280 If any of the answers in this section are "Yes", explain in detail:

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

286 Electric Company Name: Evergy Phone #                     

287 Gas Company Name: Kansas Gas Service Phone #                     

288 Water Company Name:                      Phone #                     

289 Trash Company Name:                      Phone #                     

290 Other:                      Phone #                     

291 Other:                      Phone #                     

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293 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

294 Any technology or systems staying with the Property? ..... N/A  Yes  No

295 If "Yes" list:

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

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

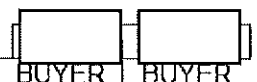
302 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and  
303 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for  
304 what is included in the sale of the Property. Items listed in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

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|---|--|
| 313 Attached shelves, racks, towel bars | Fireplace grates, screens, glass doors |
| 314 Attached lighting                   | Mounted entertainment brackets         |
| 315 Attached floor coverings            | Plumbing equipment and fixtures        |
| 316 Bathroom vanity mirrors,            | Storm windows, doors, screens          |
| 317 attached or hung                    | Window blinds, curtains, coverings     |
| 318 Fences (including pet systems)      | and window mounting components         |

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Initials

Initials



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

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

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

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

327 "NS" = Not staying with the Property (item should be identified as "NS" below.)  
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330      Air Conditioning Window Units, #     

331 EX Air Conditioning Central System

332 EX Attic Fan

333 EX Ceiling Fan(s), #     

334 EX Central Vac and Attachments

335 NA Closet Systems

336      Location     

337 EX Doorbell

338 NA Electric Air Cleaner or Purifier

339 NA Electric Car Charging Equipment

340 EX Exhaust Fan(s) – Baths

341 EX Fences – Invisible & Controls

342      Fireplace(s), #     

343      Location #1      Location #2     

344 EX Chimney      Chimney

345      Gas Logs      Gas Logs

346      Gas Starter      Gas Starter

347 EX Heat Re-circulator      Heat Re-circulator

348 EX Insert      Insert

349      Wood Burning Stove      Wood Burning Stove

350      Other      Other     

351 NA Fountain(s)

352 EX Furnace/Heat Pump/Other Heating System

353 NA Garage Door Keyless Entry

354 EX Garage Door Opener(s), #   1  

355 NA Garage Door Transmitter(s), #     

356 NA Gas Yard Light

357 NA Humidifier

358 NA Intercom

359 NA Jetted Tub

360 KITCHEN APPLIANCES

361      Cooking Unit

362 NA Stove/Range

363   x   Elec.      Gas      Convection

364 EX Built-in Oven

365   x   Elec.      Gas      Convection

366 EX Cooktop   x   Elec.      Gas

367      Microwave Oven

368 EX Dishwasher

369 EX Disposal

370 NA Freezer

371      Location     

372 EX Refrigerator (#1)

373      Location     

374      Refrigerator (#2)

375      Location     

376 NA Trash Compactor

EX Laundry - Washer

EX Laundry - Dryer

     Elec.      Gas

MOUNTED ENTERTAINMENT EQUIPMENT

     Item #1     

     Location     

     Item #2     

     Location     

     Item #3     

     Location     

     Item #4     

     Location     

     Item #5     

     Location     

NA Outside Cooking Unit

EX Propane Tank

     Owned      Leased

EX Security System

     Owned      Leased

EX Smoke/Fire Detector(s), #     

EX Shed(s), #     

EX Spa/Hot Tub

NA Spa/Sauna

NA Spa Equipment

NA Sprinkler System Auto Timer

NA Sprinkler System Back Flow Valve

NA Sprinkler System (Components & Controls)

NA Statuary/Yard Art

NA Swing set/Playset

EX Sump Pump(s), #   1  

NA Swimming Pool (Swimming Pool Rider Attached)

NA Swimming Pool Heater

NA Swimming Pool Equipment

NA TV Antenna/Receiver/Satellite Dish

     Owned      Leased

EX Water Heater(s)

EX Water Softener and/or Purifier

  x   Owned      Leased

NA Boat Dock, ID #     

NA Camera-Surveillance Equipment

EX Generator

     Other     

     Other     

     Other     

     Other     

     Other     

     Other     



     Initials

SELLER

Initials

BUYER 1

BUYER 2

377 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not  
378 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,  
379 invoices, notices or other documents describing or referring to the matters revealed herein:  
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384 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing  
385 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or  
386 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to  
387 prospective BUYER of the Property and to real estate brokers and licensees. SELLER will promptly notify Licensee  
388 assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee  
389 assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER  
390 and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # \_\_\_\_\_ of  
391 pages).  
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393 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS  
394 DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.  
395 IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.  
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400 *Jerry R. Rogers*  
401 SELLER DATE

dotloop verified  
09/08/23 3:00 PM MST  
YJFQ3WLK-LWUV-AEBA

402 SELLER DATE

403 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 404  
405 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge  
406 and SELLER need only make an honest effort at fully revealing the information requested.  
407 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees  
408 concerning the condition or value of the Property.  
409 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)  
410 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.  
411 I have been specifically advised to have Property examined by professional inspectors.  
412 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.  
413 5. I specifically represent there are no important representations concerning the condition or value of Property made  
414 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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418 BUYER DATE

419 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 10/21. All previous versions of this document may no longer be valid. Copyright January 2023.