



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

1 SELLER (Indicate Marital Status): Larry & Carol Lonard
2
3
4

5 PROPERTY: 3422 Gardine Terr. Topeka, KS 66614
6

7 1. NOTICE TO SELLER.

8 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if
9 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material
10 defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability
11 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to
12 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.
13 If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated
14 Lead Based Paint Disclosure Addendum.

15 2. NOTICE TO BUYER.

16 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute
17 for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a
18 warranty or representation by the Broker(s) or their licensees.

19 3. OCCUPANCY.

20 Approximate age of Property? 57 years How long have you owned? 23 years Yes No
21 Does SELLER currently occupy the Property?
22 If "No", how long has it been since SELLER occupied the Property? 2 weeks years/months

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

24 4. TYPE OF CONSTRUCTION. Conventional/Wood Frame Modular Manufactured
25 Mobile Other

26 5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND 27 DISCLOSURE ALSO.) ARE YOU AWARE OF:

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

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

48 Screwing around the exterior

49 SELLER Initials

50 Initials BUYER BUYER

6. ROOF.

a. Approximate Age: 12 years Unknown Type: Composition

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:

wood shingles removed new decking, sheathing & composition shingles 12 years ago.

7. INFESTATION. ARE YOU AWARE OF:

IN THE PAST FIVE (5) YEARS, ARE YOU AWARE OF:

- a. Any termites or other wood destroying insects on the Property? Yes No
- b. Any other pests including rodents, bats or other nuisance wildlife? Yes No
- c. Any damage to the Property by wood destroying insects or **other** pests? Yes No
- d. 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 March 2025
- e. 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:

Mice infestation Winter / Spring 2025 w/ pest control called.

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: _____

j. Any repairs or other attempts to control the above - off to side _____ Yes No

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

piers added to the house in 2023, cracking of the driveway Sliding door and front door have locks that do not operate easily

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Two empty rectangular boxes for notes.

113 9. ADDITIONS AND/OR REMODELING.

114 a. Are you aware of any additions, structural changes, or other material alterations to
115 the Property? Yes No
116 If "Yes", explain in detail: _____

117 b. If "Yes", were all necessary permits and approvals obtained, and was all work in
118 compliance with building codes? N/A Yes No
119 If "No", explain in detail: _____

120 10. PLUMBING RELATED ITEMS.

121 a. What is the drinking water source? Public Private Well Cistern Other: _____
122 If well water, state type _____ depth _____ diameter _____ age _____

123 b. If the drinking water source is a well, has water been tested for safety? N/A Yes No
124 If "Yes", when was the water last checked for safety? _____ (attach test results)

125 c. Is there a water softener on the Property? Yes No
126 If "Yes", is it: Leased Owned?

127 d. Is there a water purifier system? Yes No
128 If "Yes", is it: Leased Owned?

129 e. What type of sewage system serves the Property? Public Sewer Private Sewer
130 Septic System, Number of Tanks _____ Cesspool Lagoon Other _____

131 f. Approximate location of septic tank and/or absorption field: _____

132 g. The location of the sewer line clean out trap is: front yard
133 h. Is there a sewage pump on the septic system? N/A Yes No
134 i. Is there a grinder pump system? Yes No

135 j. If there is a privately owned system, when was the septic tank, cesspool, or sewage
136 system last serviced? By whom? _____
137 k. Is there a sprinkler system? Yes No
138 Does sprinkler system cover full yard and landscaped areas? N/A Yes No
139 If "No", explain in detail: just front yard

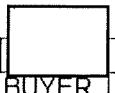
140 l. Are you aware of any leaks, backups, or other problems relating to any of the
141 plumbing, water, and sewage related systems? Yes No
142 m. Type of plumbing material currently used in the Property:
143 Copper Galvanized PVC PEX Other
144 The location of the main water shut-off is: basement

145 n. Is there a back flow prevention device on the lawn sprinkling system,
146 sewer or pool? N/A Yes No
147
148
149
150
151
152 If your answer to (l) in this section is "Yes", explain in detail or attach available
153 documentation:
154
155

Sewer line replaced in Dec. 2020

 
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156 11. HEATING AND AIR CONDITIONING.

157 a. Does the Property have air conditioning? Yes No 158 Central Electric Central Gas Heat Pump Window Unit(s)

159 Unit Age of Unit Leased Owned Location

160 Last Date Serviced/By Whom?

161 1. 2023

162 2. *back yard (east)*

163 July 2023 Pet's.

164 b. Does the Property have heating systems? Yes No 165 Electric Fuel Oil Natural Gas Heat Pump Propane166 Fuel Tank Other

167 Unit Age of Unit Leased Owned Location

168 Last Date Serviced/By Whom?

169 1. 2023

170 2. *basement*

171 Spring 2023 / Pet's

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

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

174 d. Does the Property have a water heater? Yes No 175 Electric Gas Solar Tankless

176 Unit Age of Unit Leased Owned Location

177 Capacity

178 Last Date Serviced/By Whom?

179 1. 10

180 2. *basement*

181 ?

182 *none since install*183 e. Are you aware of any problems regarding these items? Yes No

184 If "Yes", explain in detail:

185 12. ELECTRICAL SYSTEM.

186 a. Type of material used: Copper Aluminum Unknown187 b. Type of electrical panel(s): Breaker Fuse188 Location of electrical panel(s): *basement*189 Size of electrical panel(s) (total amps), if known: *unknown*190 c. Are you aware of any problem with the electrical system? Yes No

191 If "Yes", explain in detail:

large panel with some open spots remaining

192 13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

193 a. Any underground tanks on the Property? Yes No 194 b. Any landfill on the Property? Yes No 195 c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes No 196 d. Any contamination with radioactive or other hazardous material? Yes No 197 e. Any testing for any of the above-listed items on the Property? Yes No 198 f. Any professional testing for radon on the Property? Yes No 199 g. Any professional mitigation system for radon on the Property? Yes No 200 h. Any professional testing/mitigation for mold on the Property? Yes No 201 i. Any other environmental issues? Yes No 202 j. Any controlled substances ever manufactured on the Property? Yes No 203 k. Any methamphetamine ever manufactured on the Property? Yes No

204 (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.)

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

206 *Radon System installed in 2002*207 *PD2 CAL*

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211 BUYER

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210 **14. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

211 a. The Property located outside of city limits? Yes No 212 b. Any current/pending bonds, assessments, or special taxes that
213 apply to Property? Yes No
214 If "Yes", what is the amount? \$ _____ 215 c. Any condition or proposed change in your neighborhood or surrounding
216 area or having received any notice of such? Yes No 217 d. Any defect, damage, proposed change or problem with any
218 common elements or common areas? Yes No 219 e. Any condition or claim which may result in any change to assessments or fees? Yes No 220 f. Any streets that are privately owned? Yes No 221 g. The Property being in a historic, conservation or special review district that
222 requires any alterations or improvements to the Property be approved by a
223 board or commission? Yes No 224 h. The Property being subject to tax abatement? Yes No 225 i. The Property being subject to a right of first refusal? Yes No
226 If "Yes", number of days required for notice: _____ 227 j. The Property being subject to covenants, conditions, and restrictions of a
228 Homeowner's Association or subdivision restrictions? Yes No 229 k. Any violations of such covenants and restrictions? N/A Yes No 230 l. The Homeowner's Association imposing its own transfer fee and/or
231 initiation fee when the Property is sold? N/A Yes No
232 If "Yes", what is the amount? \$ _____ 233 m. The Property being subject to a Homeowners Association fee? Yes No
234 If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of
235 \$ _____ payable yearly semi-annually monthly quarterly, sent to:
236 _____ and such includes: _____

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

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

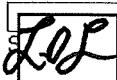
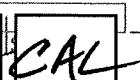
244 If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:
245 _____

249 **15. PREVIOUS INSPECTION REPORTS.**

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

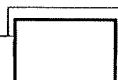
253 **16. OTHER MATTERS. ARE YOU AWARE OF:**

254 a. Any of the following?
255 Party walls Common areas Easement Driveways Yes No
256 b. Any fire damage to the Property? Yes No
257 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
258 d. Any violations of laws or regulations affecting the Property? Yes No
259 e. Any other conditions that may materially affect the value
260 or desirability of the Property? Yes No
261 f. Any other condition, including but not limited to financial, that may prevent
262 you from completing the sale of the Property? Yes No
263 g. Any animals or pets residing in the Property during your ownership? Yes No
264 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
265 i. Missing keys for any exterior doors, including garage doors to the Property? Yes No
266 List locks without keys
267 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
268 k. Any unrecorded interests affecting the Property? Yes No

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

281 If any of the answers in this section are "Yes", explain in detail:

283 *Insulation added to walls where addition to main bedroom extended house*
 284 *foundation repair warranty.*

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

288 Electric Company Name: *Evergy* Phone # *800-383-1183*
 289 Gas Company Name: *Kansas Gas* Phone # *800-794-4780*
 290 Water Company Name: *City of Topeka* Phone # *785-368-3111*
 291 Trash Company Name: *City of Topeka* Phone # *785-368-3111*
 292 Other: Phone #
 293 Other: Phone #

295 18. ELECTRONIC SYSTEMS AND COMPONENTS.

296 Any technology or systems staying with the Property? N/A Yes No
 297 If "Yes" list:

298 *Light house Security System*

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

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

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

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

 
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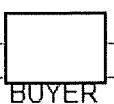
 
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324 Fill in all blanks using one of the abbreviations listed below.
 325 "OS" = Operating and Staying with the Property (any item that is performing its intended function).
 326 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.
 327 "NA" = Not applicable (any item not present).
 328 "NS" = Not staying with the Property (item should be identified as "NS" below.)

330
 331
 332 NA Air Conditioning Window Units, # _____
 333 OS Air Conditioning Central System
 334 NA Attic Fan
 335 OS Ceiling Fan(s), # 4
 336 NA Central Vac and Attachments
 337 NA Closet Systems, Location _____
 338 NA Camera-Surveillance Equipment
 339 OS Doorbell
 340 NA Electric Air Cleaner or Purifier
 341 NA Electric Car Charging Equipment
 342 OS Exhaust Fan(s) – Baths
 343 OS Fences – Invisible & Controls
 344 Fireplace(s), # 1
 345 Location #1 Family Rm Location #2 _____
 346 OS Chimney Chimney
 347 NA Gas Logs Gas Logs
 348 NA Gas Starter Gas Starter
 349 NA Heat Re-circulator Heat Re-circulator
 350 OS Insert Insert
 351 OS Wood Burning Wood Burning
 352 Other Other
 353 NA Fountain(s)
 354 OS Furnace/Heat Pump/Other Heating System
 355 OS Garage Door Keyless Entry
 356 OS Garage Door Opener(s), # 2
 357 NA Garage Door Transmitter(s), # _____
 358 NA Generator
 359 NA Humidifier
 360 NA Intercom
 361 NA Jetted Tub
 362 KITCHEN APPLIANCES
 363 Cooking Unit
 364 OS Stove/Range
 365 OS Elec. _____ Gas _____ Convection
 366 OS Built-in Oven
 367 Elec. _____ Gas _____ Convection
 368 OS Cooktop Elec. _____ Gas _____
 369 OS Microwave Oven
 370 OS Dishwasher
 371 OS Disposal
 372 OS Freezer
 373 Location basement
 374 OS Refrigerator (#1)
 375 Location Kitchen
 376 OS Refrigerator (#2)
 377 Location Garage
 378 NA Trash Compactor

330
 331
 332 OS Laundry - Washer
 333 OS Laundry - Dryer
 334 Elec. _____ Gas
 335 NA MOUNTED Entertainment Equipment
 336 NA TV, Location _____
 337 NA TV, Location _____
 338 NA TV, Location _____
 339 NA TV, Location _____
 340 NA Speakers, Location _____
 341 NA Speakers, Location _____
 342 Other/Location _____
 343 Other/Location _____
 344 Other/Location _____
 345 OS Outside Cooking Unit
 346 NA Propane Tank
 347 Owned _____ Leased _____
 348 OS Security System
 349 ✓ Owned _____ Leased _____
 350 OS Smoke/Fire Detector(s), # _____
 351 OS Shed(s), # 1
 352 NA Spa/Hot Tub
 353 NA Spa/Sauna
 354 NA Spa Equipment
 355 OS Sprinkler System Auto Timer
 356 OS Sprinkler System Back Flow Valve
 357 OS Sprinkler System (Components & Controls)
 358 NA Statuary/Yard Art
 359 NA Swing set/Playset
 360 NA Sump Pump(s), # _____
 361 NA Swimming Pool (Swimming Pool Rider Attached)
 362 NA Swimming Pool Heater
 363 NA Swimming Pool Equipment
 364 NA TV Antenna/Receiver/Satellite Dish
 365 Owned _____ Leased _____
 366 OS Water Heater(s)
 367 NA Water Softener and/or Purifier
 368 Owned _____ Leased _____
 369 OS Wood Burning Stove
 370 OS Yard Light
 371 Elec. _____ Gas _____
 372 NA Boat Dock, ID# _____
 373 Other _____
 374 Other _____
 375 Other _____
 376 Other _____
 377 Other _____
 378 Other _____

 
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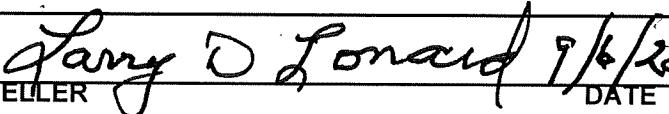
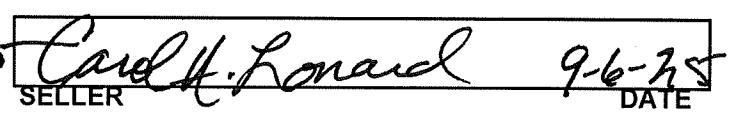
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379 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
380 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
381 invoices, notices or other documents describing or referring to the matters revealed herein:
382

Microwave Currently not working

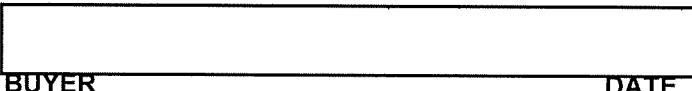
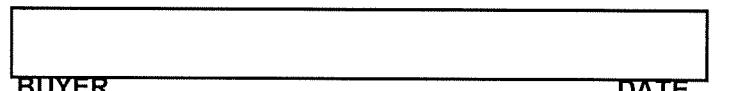
386 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
387 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
388 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
389 prospective BUYER of the Property and to real estate brokers and licensees. SELLER will promptly notify Licensee
390 assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee
391 assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER
392 and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # of
393 pages).

395 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS
396 DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.
397 IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

400
401  
402 SELLER DATE SELLER DATE
403

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have Property examined by professional inspectors.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
5. I specifically represent there are no important representations concerning the condition or value of Property made 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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419  
420 BUYER DATE BUYER DATE
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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 September 2024. All previous versions of this document may no longer be valid. Copyright January 2025.