



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

SELLER (Indicate Marital Status): Larry & Carol Leonard

PROPERTY: 3422 Gardine Terr. Topeka, KS 66614

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. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information. If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated Lead Based Paint Disclosure Addendum.

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? 57 years How long have you owned? 23 years

Does SELLER currently occupy the Property? Yes ☐ No ☒

If "No", how long has it been since SELLER occupied the Property? 2 weeks years/months

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

4. TYPE OF CONSTRUCTION. ☒ Conventional/Wood Frame ☐ Modular ☐ Manufactured
☐ Mobile ☐ Other

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

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

Fencing around the exterior

TOP CA Initials
SELLER SELLER

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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:

- 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 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 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:

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

LOS Initials
SELLER | SELLER

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BUYER | BUYER

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 _____ ☐ Cesspool ☐ Lagoon ☐ Other _____
- f. Approximate location of septic tank and/or absorption field: _____
- g. The location of the sewer line clean out trap is: front yard
- 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: just front yard
- 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:

Sewer line replaced in Dec. 2020

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- large panel with some open spots remaining

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

Radon system installed in 2002

Initials 

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:

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238 Homeowner's Association/Management Company contact name, phone number, website, or email address:
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- 242 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes ☐ No ☒

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244 **If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:**
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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.
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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
- 274 past five (5) years? Yes ☐ No ☒
- 275 q. Any transferable warranties on the Property or any of its
- 276 components? Yes ☒ No ☐
- 277 r. Having made any insurance or other claims pertaining to the Property
- 278 in the past five (5) years? Yes ☐ No ☒
- 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:

282 *Insulation added to walls when addition to main bedroom extended house*

283 *foundation repair warranty.*

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

285 Electric Company Name: *Evergy* Phone #: *800-383-1183*

286 Gas Company Name: *Kansas Gas* Phone #: *800-794-4780*

287 Water Company Name: *City of Topeka* Phone #: *785-368-3111*

288 Trash Company Name: *City of Topeka* Phone #: *785-368-3111*

289 Other: _____ Phone #: _____

290 Other: _____ Phone #: _____

291 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

292 Any technology or systems staying with the Property? N/A ☐ Yes ☒ No ☒

293 If "Yes" list:

294 *Lighthouse Security System*

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

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

297 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and

298 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for

299 what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in

300 Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1

301 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-

302 printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and

303 the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the

304 "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property

305 (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried,

306 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property,

307 including, but not limited to:

308 Attached shelves, racks, towel bars Fireplace grates, screens, glass doors

309 Attached lighting Mounted entertainment brackets

310 Attached floor coverings Plumbing equipment and fixtures

311 Bathroom vanity mirrors, Storm windows, doors, screens

312 attached or hung Window blinds, curtains, coverings

313 Fences (including pet systems) and window mounting components

314 *LOP* *CA* Initials

315 SELLER SELLER

316 Initials ☐ ☐

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

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

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

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

"NS" = Not staying with the Property (item should be identified as "NS" below.)

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NA Air Conditioning Window Units, # _____
OS Air Conditioning Central System _____
NA Attic Fan _____
OS Ceiling Fan(s), # 4
NA Central Vac and Attachments _____
NA Closet Systems, Location _____
NA Camera-Surveillance Equipment _____
OS Doorbell _____
NA Electric Air Cleaner or Purifier _____
NA Electric Car Charging Equipment _____
OS Exhaust Fan(s) – Baths _____
OS Fences – Invisible & Controls _____
Fireplace(s), # 1
Location #1 Family Rm Location #2 _____
OS Chimney _____ Chimney _____
NA Gas Logs _____ Gas Logs _____
NA Gas Starter _____ Gas Starter _____
NA Heat Re-circulator _____ Heat Re-circulator _____
OS Insert _____ Insert _____
OS Wood Burning _____ Wood Burning _____
Other _____ Other _____
NA Fountain(s) _____
OS Furnace/Heat Pump/Other Heating System _____
OS Garage Door Keyless Entry _____
OS Garage Door Opener(s), # 2
NA Garage Door Transmitter(s), # _____
NA Generator _____
NA Humidifier _____
NA Intercom _____
NA Jetted Tub _____
KITCHEN APPLIANCES
Cooking Unit
OS Stove/Range _____
OS Elec. _____ Gas _____ Convection _____
OS Built-in Oven _____
Elec. _____ Gas _____ Convection _____
OS Cooktop _____ Elec. _____ Gas _____
OS Microwave Oven _____
OS Dishwasher _____
OS Disposal _____
OS Freezer _____
Location basement
OS Refrigerator (#1) _____
Location Kitchen
OS Refrigerator (#2) _____
Location Garage
NA Trash Compactor _____

OS Laundry - Washer _____
OS Laundry - Dryer _____
Elec. _____ Gas _____
MOUNTED Entertainment Equipment
NA TV, Location _____
NA TV, Location _____
NA TV, Location _____
NA TV, Location _____
NA Speakers, Location _____
NA Speakers, Location _____
Other/Location _____
Other/Location _____
Other/Location _____
Other/ Location _____
OS Outside Cooking Unit _____
NA Propane Tank _____
Owned _____ Leased _____
OS Security System _____
OS Smoke/Fire Detector(s), # _____
OS Shed(s), # 1
NA Spa/Hot Tub _____
NA Spa/Sauna _____
NA Spa Equipment _____
OS Sprinkler System Auto Timer _____
OS Sprinkler System Back Flow Valve _____
OS Sprinkler System (Components & Controls) _____
NA Statuary/Yard Art _____
NA Swing set/Playset _____
NA Sump Pump(s), # _____
NA Swimming Pool (Swimming Pool Rider Attached) _____
NA Swimming Pool Heater _____
NA Swimming Pool Equipment _____
NA TV Antenna/Receiver/Satellite Dish _____
Owned _____ Leased _____
OS Water Heater(s) _____
NA Water Softener and/or Purifier _____
Owned _____ Leased _____
OS Wood Burning Stove _____
OS Yard Light _____
Elec. _____ Gas _____
NA Boat Dock, ID# _____
Other _____
Other _____
Other _____
Other _____
Other _____

LOS CAL
SELLER SELLER

Initials

Initials

BUYER BUYER

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

Microwave currently not working



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

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

		
SELLER	DATE 9/6/25	SELLER DATE 9-6-25

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.

	
BUYER DATE	BUYER DATE

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