

3117 W 68<sup>th</sup> Street  
Mission Hills, KS 66208

1.5 Story ~ 5 bedroom suites, 6 full & 4 half baths  
Dry sauna + steam room  
Laundry located on each level  
HVAC – 7 zones  
3 Hot water heaters  
3 indoor fireplaces ~ 2 outdoor fireplaces  
Outdoor hot tub  
Professionally landscaped + vegetable garden beds  
Front / Back Staircase + circular stair  
Finished lower level  
Side entry 4 car garage with epoxy flooring - Designco  
Copper gutters and downspouts  
Slate roof  
Outdoor BBQ  
Outdoor fireplace  
Rocky Mountain Door Hardware  
Lutron Electronics (lighting)

---

Front door – Walnut  
Reclaimed French Wood Flooring – Exquisite Services  
Stone entry  
Venetian Plaster walls by Renaissance Studio  
Grange cabinet in her master bath & 1<sup>st</sup> floor half bath (east side)  
Limestone freeform tub in her master bath  
Whole house audio by Media One  
Custom fixtures (lighting) by Chris Ferguson  
Metal work by Nathan Shay  
Upstairs bedroom closets – California Closets  
Central vacuum  
Hansgrohe faucets  
Upstairs bedrooms – wood flooring by Acme Floor Co.  
Kitchen by Kleweno featuring Draper cabinets & walk in pantry  
Office with Draper cabinets  
First floor laundry ~ Neff cabinets & granite floors  
Second floor laundry ~ Neff Cabinets & tiled floor + half bath  
1st floor 1/2 bath (west end) “mother of pearl” subway tile w/ flooring from Steve Knox  
Gallery

## First Floor

### **Entry**

Walnut front door  
Rocky Mountain Door Hardware  
Stone entry  
Venetian Plaster walls – Renaissance Studio  
Grand staircase w/ landing

### **Formal Dining**

Draper cabinetry  
Reclaimed French Wood Flooring – Exquisite Services  
Venetian Plaster walls – Renaissance Studio

### **Kitchen**

Two islands with integrated appliances  
Sub Zero, Wolf and Asko appliances  
Subway tile marble backsplashes  
Kitchen by Kleweno featuring Draper cabinets  
Refrigerator drawers  
Dishwasher drawers  
Granite counters  
Reclaimed French Wood Flooring – Exquisite Services  
Walk-in pantry

### **Breakfast Room**

Reclaimed French Wood Flooring – Exquisite Services  
Custom chandelier  
Venetian Plaster Walls – Renaissance Studio  
Fireplace

### **Sun Room**

Walls of windows  
Reclaimed French Wood Flooring – Exquisite Services  
Access to loggia  
Suspended bubble chair with reinforced blocks in ceiling

### **Laundry Room**

Neff cabinetry  
Granite counters and flooring  
Integrated washer and dryer

### **Great Room**

Reclaimed French Wood Flooring – Exquisite Services  
Walls of windows  
Fireplace

**Office**

Draper cabinets

Reclaimed French Wood Flooring – Exquisite Services

**Garage**

4 car side entry

Epoxy flooring

Gladiator storage systems

Heated

**Half Bath (west)**

“Mother of pearl” subway tile

Flooring – Steve Knox Gallery

Pocket door

Neff cabinetry

**Half Bath (east)**

Grange cabinet

Designer wall paper

Pocket door

---

**Master**

Reclaimed French Wood Flooring – Exquisite Services

Her closet designed by Timberlab

Grange cabinet in her master bath

Limestone freeform tub in her master bath

Dry steam room in his master bath

Wet steam room in his master bath

2<sup>nd</sup> Floor

**3 Bedroom Suites**

Wood floors by Acme Floor Company

Walk-in closets by California Closets

**Loft Area**

Reclaimed French Wood Flooring – Exquisite Services

**Laundry Room / Half Bath**

Tiled flooring

Neff cabinetry

Integrated washer and dryer

Sink

Granite counters

**Work Out Room / TV Room**

Reclaimed French Wood Flooring – Exquisite Services

---

Lower Level

**Game Room**

Wood flooring by Acme Floor Company

**Media Room**

Three TV's staying with home

Showcase lighting

Electronic remote controlled glass doors

**Half Bath**

Kallista cabinetry

**Laundry Room**

These two units not staying with the home

**Safe Room**

The "hub" of the home

**Family Room**

Limestone flooring

Floor to ceiling stone fireplace

**Wet Bar**

Stainless counters

Neff cabinetry

**Wine Cellar**

Stone flooring

**5<sup>th</sup> Bedroom**

Wool designer carpet

Full bath with Duravit cabinetry

Limestone flooring

Walk-in closet

**His Master Bath / Closet**

Dry sauna

Steam room

Duravit cabinetry

Limestone flooring

**Storage**

Three storage cellars

Built-in storage closets



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

F333

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42

SELLER: Joel J and Stacy J Tucker  
 PROPERTY: 3117 W 68th St. Mission Hills, KS 66208

**1. SELLER'S INSTRUCTIONS**

SELLER agrees to disclose to BUYER all material defects, conditions and facts KNOWN TO SELLER which may materially affect the value of the Property. 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.

**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? 3 mo How long have you owned? 3 mo  
 Does SELLER currently occupy the Property? ..... Yes  No   
 If not, how long has it been since SELLER occupied the Property? 3 mo years/months.

**4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.)**

- (a) Fill or expansive soil on the Property? ..... Yes  No
- (b) Sliding, settling, earth movement, upheaval or earth stability problems on the Property? ..... Yes  No
- (c) Is the Property or any portion thereof 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) Drainage or flood problems on the Property or adjacent properties? ..... Yes  No
- (e) Do you pay flood insurance premiums? ..... Yes  No
- (f) Are you aware of a need for flood insurance on the Property? ..... Yes  No
- (g) Are the boundaries of the Property marked in any way? ..... Yes  No
- (h) Has Property had a stake survey? If yes, attach copy ..... Yes  No
- (i) 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 ..... Yes  No
- (k) Diseased, dead, or damaged trees or shrubs on the Property ..... Yes  No
- (l) Gas/oil wells, lines or storage facilities on Property or adjacent property ..... Yes  No

If any of the answers in this section are "Yes", explain in detail: \_\_\_\_\_  
Construction docs on file in city hall

5. ROOF:

- 43 (a) Approximate Age: (1700) years  Unknown Type: Slate  
 44 (b) Have there been any problems with the roof, flashing or rain gutters? ..... Yes  No   
 45 If so, what was the date of the occurrence \_\_\_\_\_  
 46 (c) Have there been any repairs to the roof, flashing or rain gutters? ..... Yes  No   
 47 Date of and company performing such repairs \_\_\_\_\_  
 48 (d) Has there been any roof replacement? ..... Yes  No   
 49 If yes, was it:  Complete or  Partial  
 50 (e) What is the number of layers currently in place: (1) layers, or  Unknown.

52 If any of the answers in this section are "Yes", explain in detail: (All available warranties and other  
 53 documentation are attached) \_\_\_\_\_  
 54 \_\_\_\_\_  
 55 \_\_\_\_\_  
 56 \_\_\_\_\_  
 57 \_\_\_\_\_

6. INFESTATION – ARE YOU AWARE OF:

- 58 (a) Any termites, wood destroying insects, or *other* pests on the Property? ..... Yes  No   
 59 (b) Any damage to the Property by termites, wood destroying insects or *other*  
 60 pests? ..... Yes  No   
 61 (c) Any termite, wood destroying insects or other pest control treatments on the  
 62 Property in the last five years? ..... Yes  No   
 63 If yes, list company, *when and where* treated \_\_\_\_\_  
 64 (d) Any warranty, bait stations or other treatment coverage by a licensed pest  
 65 control company on the Property? ..... Yes  No   
 66 If yes, the annual cost of service renewal is \$ \_\_\_\_\_ and the time remaining on the  
 67 service contract is \_\_\_\_\_. (Check one)  
 68  The treatment system stays with the Property, or  the treatment system is subject to  
 69 removal by the treatment company if annual service fee is not paid.

70 If any of the answers in this section are "Yes", explain in detail (attach any receipts): \_\_\_\_\_  
 71 \_\_\_\_\_  
 72 \_\_\_\_\_  
 73 \_\_\_\_\_  
 74 \_\_\_\_\_  
 75 \_\_\_\_\_

7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS – ARE YOU AWARE OF:

- 76 (a) Movement, shifting, deterioration, or other problems with walls, foundations,  
 77 crawl space or slab? ..... Yes  No   
 78 (b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab,  
 79 crawl space, basement floor or garage? ..... Yes  No   
 80 (c) Any corrective action taken including, but not limited to piercing or bracing? .. Yes  No   
 81 (d) Any water leakage or dampness in the house, crawl space or basement? .... Yes  No   
 82 (e) Any dry rot, wood rot or similar conditions on the wood of the Property? ..... Yes  No   
 83 (f) Any problems with driveways, patios, decks, fences or retaining walls on  
 84 the Property? ..... Yes  No   
 85 (g) Any problems with fireplace and/or chimney? ..... Yes  No   
 86 Date of last cleaning? \_\_\_\_\_  
 87 (h) Does the Property have a sump pump? ..... Yes  No   
 88 If yes, location Basement X2  
 89 (i) Any repairs or other attempts to control the cause or effect of any problem  
 90 described above? ..... Yes  No   
 91

If any of the answers in this section are "Yes", explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the person who did the repair or control effort and attach, if available, any inspection reports, estimates or receipts:

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

8. 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:

(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:

9. 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 so, is it: Leased Owned?)

(d) Is there a water purifier system? Yes No
(If so, is it: Leased Owned?)

(e) What type of sewage system serves the Property? Public Sewer, or Private Sewer, or Septic System, or Cesspool, or Lagoon, or Other

(f) The location of the sewer line clean out trap is:

(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:

(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 Other
The location of the main water shut-off is

(m) Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? Yes No

If your answer to 9(k) in this section is "Yes", explain in detail and provide available documentation:

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189

**10. 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. \_\_\_\_\_  
 2. all new x 4 thermo-type
- (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. new thermo-type
- (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  
 Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?  
 1. \_\_\_\_\_  
 2. new thermo-type
- (e) Are you aware of any problems regarding these items? ..... Yes  No

If your answer to question 10(c) and/or 10(e) in this section is "Yes", explain in detail: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**11. ELECTRICAL SYSTEM:**

- (a) Type of material used:  Copper  Aluminum  Unknown  
 (b) Type of electrical panel(s):  Breaker  Fuse  
 Location of electrical panel(s): basement  
 Size of electrical panel (total amps), if known: \_\_\_\_\_  
 (c) Are you aware of any problem with the electrical system? ..... Yes  No

If "Yes", explain in detail: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**12. HAZARDOUS CONDITIONS:**

- (a) Underground tanks on the Property? ..... Yes  No   
 (b) Landfill on the Property? ..... Yes  No   
 (c) Toxic substances on the Property, (e.g. tires, batteries, etc.)? ..... Yes  No   
 (d) Has the Property been tested for any of the above listed items? ..... Yes  No   
 (e) Radon in Property? ..... Yes  No   
 (f) Have you had the Property tested for radon? ..... Yes  No   
 (g) Have you had the Property tested for mold? ..... Yes  No   
 (h) Are you aware of any other environmental issues? ..... Yes  No   
 (i) Are you aware of any methamphetamine or controlled substances ever being used or manufactured on the Property? ..... Yes  No

(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been present on or in the Property.)

190 If your answer to any of the questions in this section is "Yes", explain in detail and attach test  
 191 results: \_\_\_\_\_  
 192 \_\_\_\_\_  
 193 \_\_\_\_\_  
 194 \_\_\_\_\_  
 195 \_\_\_\_\_

196 **13. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:**

- 197 (a) Are you aware of any current/pending bonds, assessments, or special taxes  
 198 that apply to Property? ..... Yes  No   
 199 Amount: \$ \_\_\_\_\_
- 200 (b) Are you aware or have you received any notice of any condition or proposed  
 201 change in your neighborhood or surrounding area? ..... Yes  No
- 202 (c) Is the Property subject to covenants, conditions, and restrictions of a  
 203 Homeowner's Association or subdivision restrictions? ..... Yes  No
- 204 (d) Are you aware of any violations of such covenants and restrictions? ..... Yes  No
- 205 (e) Does the Homeowner's Association impose its own transfer fee when this  
 206 Property is sold? ..... Yes  No   
 207 If "yes", what is the amount? \$ \_\_\_\_\_
- 208 (f) Are you aware of any defect, damage, proposed change or problem with any  
 209 common elements or common areas? ..... Yes  No
- 210 (g) Are you aware of any condition or claim which may result in any change to  
 211 assessments or fees? ..... Yes  No
- 212 (h) Are streets privately owned? ..... Yes  No
- 213 (i) Is Property in a historic, conservation or special review district that  
 214 requires any alterations or improvements to Property be approved by a  
 215 board or commission? ..... Yes  No
- 216 (j) Is Property subject to tax abatement? ..... Yes  No
- 217 (k) Is Property subject to a right of first refusal? ..... Yes  No

218 If the answer to any of the above questions is "Yes" except (c), explain in detail, including  
 219 amounts, if applicable: \_\_\_\_\_  
 220 \_\_\_\_\_  
 221 \_\_\_\_\_  
 222 \_\_\_\_\_

223  
 224 Homes Association dues are paid in full until \_\_\_\_\_ in the amount of \$ \_\_\_\_\_  
 225 payable  yearly  monthly  quarterly, sent to \_\_\_\_\_ and  
 226 such includes: \_\_\_\_\_  
 227 Homeowner's Association contact name, phone number, website, or email address: \_\_\_\_\_  
 228 \_\_\_\_\_  
 229 \_\_\_\_\_

230  
 231 **14. PREINSPECTION: (INSPECTION DONE IN PREPARATION OF LISTING THE PROPERTY),**

- 232 (a) Has Property been preinspected? ..... Yes  No   
 233 If yes, attach copy of inspection report consisting of \_\_\_\_\_ number of pages.  
 234

235 **15. OTHER MATTERS:**

- 236 (a) Are you aware of any of the following?  
 237  Party walls  Common areas  Easement Driveways ..... Yes  No   
 238 (b) Are you aware of any fire damage to the Property? ..... Yes  No

- 239 (c) Are there any liens, other than mortgage(s)/deeds of trust currently on the  
240 Property? ..... Yes  No
- 241 (d) Are there any violations of laws or regulations affecting the Property? ..... Yes  No
- 242 (e) Are you aware of any other conditions that may materially affect the value  
243 or desirability of the Property? ..... Yes  No
- 244 (f) Are you aware of any other condition, including but not limited to financial,  
245 that may prevent you from completing the sale of the Property? ..... Yes  No
- 246 (g) Are you aware of any general stains or pet stains to the carpet, the flooring  
247 or sub-flooring? ..... Yes  No
- 248 (h) Do you have keys for all exterior doors, including garage doors in the  
249 home? ..... Yes  No
- 250 List locks without keys \_\_\_\_\_
- 251 (i) Are you aware of any violation of zoning, setbacks or restrictions, or  
252 non-conforming uses? ..... Yes  No
- 253 (j) Are you aware of any unrecorded interests affecting the Property? ..... Yes  No
- 254 (k) Are you aware of anything that would interfere with giving clear title to  
255 the BUYER? ..... Yes  No
- 256 (l) Are you aware of any existing or threatened legal action pertaining to  
257 the Property? ..... Yes  No
- 258 (m) Are you aware of any litigation or settlement pertaining to this Property? ..... Yes  No
- 259 (n) Have you added any insulation since you have owned the Property? ..... Yes  No
- 260 (o) Have you replaced any appliances that remain with the Property in the  
261 past five years? ..... Yes  No
- 262 (p) Are there any transferable warranties on the Property or any of its  
263 components? ..... Yes  No
- 264 (q) Have you made any insurance or other claims pertaining to this Property  
265 in the past 5 years? ..... Yes  No
- 266 If yes, were repairs from claim(s) completed? ..... Yes  No
- 267 (r) Are you aware of any use of synthetic stucco in the property? ..... Yes  No

268 If any of the answers in this section are "Yes", (except h), explain in detail: \_\_\_\_\_  
 269 \_\_\_\_\_  
 270 \_\_\_\_\_  
 271 \_\_\_\_\_  
 272 \_\_\_\_\_

273 **16. UTILITIES:** Identify the name and phone number for utilities listed below.  
 274 Electric Company Name: \_\_\_\_\_ Phone \_\_\_\_\_  
 275 Gas Company Name: \_\_\_\_\_ Phone \_\_\_\_\_  
 276 Water Company Name: \_\_\_\_\_ Phone \_\_\_\_\_  
 277

278 **17. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS)**  
 279 The Residential Real Estate Sale Contract, not the Seller's Disclosure Statement, the MLS, or other  
 280 promotional material, provides for what is included in the sale of the Property. All existing  
 281 improvements on the Property (if any) and appurtenances, fixtures and equipment, whether buried,  
 282 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain  
 283 with Property unless excluded from the sale in the Residential Real Estate Sale Contract.

284 "OS" = Operating and Staying with the Property (any item that is performing its intended  
 285 function). Please note the age of any appliances replaced in the last five years.  
 286 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an  
 287 Unacceptable Condition.  
 288 "NA" = Not applicable (any item not present).  
 289 "NS" = Not staying with the Property (item should be identified as "NS" below and addressed  
 290 as an exclusion in the Contract).

291			
292	<input type="checkbox"/> NA Air Conditioning Window Units, # ___	<input checked="" type="checkbox"/> OS Garage door opener(s)	<input checked="" type="checkbox"/> OS Sprinkler System ___
293	<input checked="" type="checkbox"/> OS Air Conditioning Central System	<input checked="" type="checkbox"/> OS Garage door Transmitter(s), # <u>4</u>	<input checked="" type="checkbox"/> OS Sprinkler System Back Flow Valve
294	<input checked="" type="checkbox"/> NA Attic Fan	<input checked="" type="checkbox"/> OS Gas Grill	<input checked="" type="checkbox"/> OS Sprinkler System Auto Timer
295	<input checked="" type="checkbox"/> NA Ceiling Fans, # ___	<input checked="" type="checkbox"/> OS Gas Yard Light	<input checked="" type="checkbox"/> OS Statuary/Yard Art
296	<input checked="" type="checkbox"/> OS Central vac and attachments	<input checked="" type="checkbox"/> OS Humidifier	<input checked="" type="checkbox"/> OS Stove, ___ Elec. <input checked="" type="checkbox"/> Gas
297	<input checked="" type="checkbox"/> OS Dishwasher	<input checked="" type="checkbox"/> NA Intercom	<input checked="" type="checkbox"/> OS Stove Downdraft Cooktop
298	<input checked="" type="checkbox"/> OS Disposal	<input checked="" type="checkbox"/> OS Laundry - Washer	<input checked="" type="checkbox"/> OS Stove Oven <input checked="" type="checkbox"/> Elec. ___ Gas
299	<input checked="" type="checkbox"/> OS Doorbell	<input checked="" type="checkbox"/> OS Laundry - Dryer	<input checked="" type="checkbox"/> OS Stove Oven - Convection
300	<input checked="" type="checkbox"/> NA Electric air cleaner or purifier	<input checked="" type="checkbox"/> OS Microwave Oven	<input checked="" type="checkbox"/> OS Stove/Oven Clock Timer
301	<input checked="" type="checkbox"/> OS Exhaust fan(s) - baths	<input checked="" type="checkbox"/> NA Propane Tank	<input checked="" type="checkbox"/> OS Stove Vent Hood
302	<input checked="" type="checkbox"/> NA Fireplace heat re-circulator	<input checked="" type="checkbox"/> OS Refrigerator	<input checked="" type="checkbox"/> OS Sump Pump
303	<input checked="" type="checkbox"/> NA Fireplace insert	Location of Refrigerator <u>Kitch.</u>	<input checked="" type="checkbox"/> NA Swimming Pool
304	<input checked="" type="checkbox"/> OS Fireplace Gas Logs	<input checked="" type="checkbox"/> OS Security System	<input checked="" type="checkbox"/> OS Swimming Pool Heater
305	<input checked="" type="checkbox"/> OS Fireplace Gas Starter	<input checked="" type="checkbox"/> X Owned ___ Leased	<input checked="" type="checkbox"/> OS Swimming Pool Equipment
306	<input checked="" type="checkbox"/> NA Fireplace - wood burning stove	<input checked="" type="checkbox"/> OS Smoke Detector(s), # ___	<input checked="" type="checkbox"/> OS Trash Compactor
307	<input checked="" type="checkbox"/> NA Fountain(s)	<input checked="" type="checkbox"/> OS Spa/Hot Tub	<input checked="" type="checkbox"/> OS TV Antenna/Receiver/Satellite Dish
308	<input checked="" type="checkbox"/> OS Furnace/heat pump/other htg system	<input checked="" type="checkbox"/> OS Spa/Sauna	<input checked="" type="checkbox"/> X Own ___ Lease
309	<input checked="" type="checkbox"/> Other _____	<input checked="" type="checkbox"/> OS Spa Equipment	<input checked="" type="checkbox"/> OS Water Softener and/or purifier
310	<input checked="" type="checkbox"/> Other _____	Other _____	<input checked="" type="checkbox"/> X Own ___ Lease
311	<input checked="" type="checkbox"/> Other _____	Other _____	Other _____

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

320 The undersigned SELLER represents that the information set forth in the foregoing Disclosure Statement  
 321 is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or  
 322 guarantee of any kind. SELLER hereby authorizes their agent to provide this information to prospective  
 323 BUYER of the Property and to real estate brokers and salespeople. SELLER will promptly notify  
 324 Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to  
 325 Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER,  
 326 in writing, of such changes. (Initial and date any changes and/or attach a list of additional  
 327 changes. If attached, # \_\_\_\_\_ of pages).

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

332  
 333  
 334  \_\_\_\_\_ DATE \_\_\_\_\_  \_\_\_\_\_ DATE \_\_\_\_\_  
 335 SELLER DATE SELLER DATE

*Stacy J. Tucker 4.15.09*

336 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

337

338 1. I understand and agree that the information in this form is limited to information of which SELLER has  
 339 actual knowledge and that SELLER need only make an honest effort at fully revealing the information  
 340 requested.

341 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s)  
 342 or agents concerning the condition or value of the Property.

343 3. I agree to verify any of the above information, and any other important information provided by  
 344 SELLER or Broker (including any information obtained through the Multiple Listing Service) by an  
 345 independent investigation of my own. I have been specifically advised to have Property examined by  
 346 professional inspectors.

347 4. I acknowledge that neither SELLER nor Broker is an expert at detecting or repairing physical defects  
 348 in Property.

349 5. I specifically represent that there are no important representations concerning the condition or value  
 350 of Property made by SELLER or Broker on which I am relying except as may be fully set forth in  
 351 writing and signed by them.

352

353

354

355

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 this 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. Copyright January 2009. Last revised 11/08. All previous versions of this document may no longer be valid.