

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

SELLER (Indicate Marital Status): _____ Beckham Trust

PROPERTY: _____ 14178 s Pickering St. Olathe, KS 66061

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.

In the event the outside temperature does not permit safe inspection of the air conditioning, swimming pool, and/or lawn sprinkler systems (if applicable), BUYER waives such inspection and agrees to accept SELLER'S representation herein concerning the condition of the system(s) in lieu of inspection. BUYER understands all Brokers, their representatives, agents or employees have no personal knowledge concerning the condition of the system(s) on the Property. BUYER is relying solely upon the representations of the SELLER concerning the condition of said system(s). Notwithstanding the terms of any inspection provisions of this Contract, BUYER understands the system(s) on the Property cannot be tested without risk of damage to the system(s) during cold weather.

3. OCCUPANCY.

Approximate age of Property? _____ 2022 How long have you owned? _____ 4 years

Does SELLER currently occupy the Property? Yes ☒ No ☐

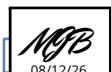
If "No", how long has it been since SELLER occupied the Property? _____ years/months

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

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

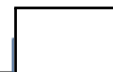
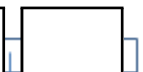
5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- Any fill or expansive soil on the Property? Yes ☐ No ☒
- Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes ☐ No ☒
- 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 ☒
- Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
- Any flood insurance premiums that you pay? Yes ☐ No ☒
- Any need for flood insurance on the Property? Yes ☐ No ☒
- Any boundaries of the Property being marked in any way? Yes ☐ No ☒
- The Property having had a stake survey? Yes ☐ No ☒
- Any encroachments, boundary line disputes, or non-utility easements affecting the Property?.... Yes ☐ No ☒


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- 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:

6. ROOF.

- a. Approximate Age: 4 years ☐ Unknown Type: _____
 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? _____ layers or ☐ Unknown.

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

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 Termite bates placed spring 2026- quarterly bug prevention
 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:

Alta Pest Control- termite bait stations stay. There is no contract for pest control that will stay with this location.

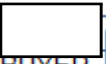
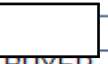
8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF:

- 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 piling 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 ☒

 
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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:

LEADING QUESTIONS:

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: _____

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 lawn sprinkler system? Yes ☒ No ☐
Does lawn sprinkler system cover full yard and landscaped areas? N/A ☐ Yes ☒ No ☐
If "No", explain in detail: _____
Month and year of last use: _____ Month and year of last service: _____

l. Is there a swimming pool on the property? Yes ☐ No ☒
If "Yes" the Seller's Disclosure Swimming Pool-SPA Rider must be attached.

m. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes ☐ No ☒

n. Type of plumbing material currently used in the Property (check all that apply):
☒ Copper ☐ Galvanized ☒ PVC ☒ PEX ☐ Polybutylene ☐ Unknown ☐ Other _____
The location of the main water shut-off is: _____ Basement storage area _____

o. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A ☐ Yes ☒ No ☐

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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.	4 years	☐	☐		
2.		☐	☐		

Are you currently using the air conditioning system(s) Yes ☒ No ☐
If "No", date of last use: _____

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.	4 years	☐	☐		
2.		☐	☐		

Are you currently using the heating system(s) Yes ☐ No ☐
If "No", date of last use: _____

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.	4 years	☐	☐			
2.		☐	☐			

e. Are you aware of any problems regarding these items? Yes ☐ No ☒
If "Yes", explain in detail: _____

a. Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown

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

Location of electrical panel(s): _____ Basement storage area

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: _____

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 for radon on the Property?	Yes	☐	No	☒
g.	Any professional mitigation system for radon on the Property?	Yes	☐	No	☒
h.	Any professional testing/mitigation for mold on the Property?	Yes	☐	No	☒
i.	Any other environmental issues?	Yes	☐	No	☒
j.	Any controlled substances ever manufactured on the Property?.....	Yes	☐	No	☒
k.	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.)

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- 288 l. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒
- 289 m. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- 290 n. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- 291 o. Any added insulation since you have owned the Property? Yes ☐ No ☒
- 292 p. Having replaced any appliances that remain with the Property in the
- 293 past five (5) years? Yes ☐ No ☒
- 294 q. Any transferable warranties on the Property or any of its
- 295 components? Yes ☐ No ☒
- 296 r. Having made any insurance or other claims pertaining to the Property
- 297 in the past five (5) years? Yes ☐ No ☒
- 298 If "Yes", were repairs from claim(s) completed? N/A ☒ Yes ☐ No ☒
- 299 s. Any use of synthetic stucco on the Property? Yes ☐ No ☒

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

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

307 Electric Company Name: Everyy Phone #

308 Gas Company Name: Atmos Phone #

309 Water Company Name: City of Olathe Phone #

310 Trash Company Name: City of Olathe Phone #

311 Other: Phone #

312 Other: Phone #

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314 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

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

316 If "Yes" list:

317 Alarm system- Control 4 which also allows music to be played throughout house and control lighting.

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

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

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

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

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

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

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

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

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

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

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

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

333 including, but not limited to:

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

336 Attached lighting Mounted entertainment brackets

337 Attached floor coverings Plumbing equipment and fixtures

338 Bathroom vanity mirrors, Storm windows, doors, screens

339 attached or hung Window blinds, curtains, coverings

340 Fences (including pet systems) and window mounting components



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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:

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.

Melissa J. Beckham
dotloop verified
08/12/26 11:31 AM CDT
NOKC-VGYP-6AJN-XZT7

SELLER

DATE

eSign
James K. Beckham
08/13/2026

SELLER

DATE

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

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 2025. All previous versions of this document may no longer be valid. Copyright January 2026.