



Seller's Property Disclosure Statement (To be completed by Seller.)



Property address

Approximate age of property

17949 242nd, Tonganoxie

30 years

Date

8/18/13

Date purchased

March, 1982

Real estate transactions generally run smoother if all pertinent information pertaining to the property is disclosed prior to the actual contract date. Please be as complete and accurate as possible. This form is not a warranty or guarantee of any kind by Seller or any Broker(s) involved in the transaction, and is not a substitute for Buyer having the property carefully examined for potential problems or defects by qualified professionals. Attach additional sheets if space is insufficient for all applicable comments. Seller acknowledges and understands that the Broker(s) and potential Buyer of the property will rely upon the accuracy of facts and opinions set forth in this statement.

1. APPLIANCES (Please note that personal property items listed on this form are not included unless specified in the comments.)	Working	Not Working	None/Not Included
a. Built-in vacuum system			✓
b. Clothes dryer			✓
c. Clothes washer			✓
d. Dishwasher	✓		
e. Disposal	✓		
f. Freezer			✓
g. Gas grill			✓
h. Built-in microwave oven			✓
i. Built-in oven	✓		
j. Kitchen cook top/range	✓		
k. Kitchen refrigerator			✓
l. Room air conditioner # of units	Central		
m. Trash compactor			✓
n. TV antenna/dish	✓		
o. Vent hood	✓		
p. Other			
Comments/explanations:			

3. HEATING & COOLING SYSTEMS:	Working	Not Working	None/Not Included
a. Attic fan	✓		
b. Central air conditioning	✓		
c. Electronic air cleaner			✓
d. Heat pump	✓		
e. Heating system type(s) (check all that apply):			
Gas			
Propane			
Electric	✓		
Other			
f. Humidifier			✓
g. Propane tank # of gallons			
Own			
Lease			✓
If leased, company name:			
h. Fireplace - wood # of units	1	✓	
i. Fireplace - gas # of units			
j. Fireplace - gas starter			
k. Fireplace insert			
l. Wood burning stove	Insert	✓	
m. Other			
Comments/explanations:			

2. ELECTRICAL SYSTEM	Working	Not Working	None/Not Included
a. Air purifier			✓
b. Ceiling fan(s) # of units	✓		
c. Doorbell	✓		
d. Garage door opener(s) # of controls			N/A
e. Inside telephone wiring:			
Blocks			
Jacks	✓		
f. Intercom/sound system			✓
g. Light fixtures	✓		
h. Security system, includes (check all that apply):			
Smoke alarm			
Fire alarm			
Carbon monoxide detection			✓
Own			
Lease			
Monitored by			
i. Detectors (check all that apply):			
Smoke alarm	✓		
Propane			
Carbon monoxide			
j. Switches & outlets	✓		
k. Bathroom vent fan(s)	✓		
l. Who is your electrical service provider?	Leav / Jefferson Electric		
p. Other			
Comments/explanations:			

4. PLUMBING/CLEAN WATER SYSTEMS:	Working	Not Working	None/Not Included
a. Plumbing pipes	✓		
b. Plumbing fixtures	✓		
c. Water heater type(s) (check all that apply):			
# of units			
Gas			
Electric	✓		
Propane			
Other			
# of gallons			
d. Water purifier			✓
e. Water softener			✓
Own			
Lease			
If leased, company name:			
f. Jet tub	✓		
g. Hot tub			✓
h. Pool			✓
i. Pool equipment			✓
j. Sauna			✓
k. Underground sprinkler			✓
l. Sump pump			✓
Check all that apply below:			
m. Septic	✓		
n. Well			
o. Other			
Comments/explanations:			

Seller's initials
Buyer's initials

Buyer's initials
Buyer's initials

Property address: 17949 242nd, Tonganoxie

MLS # _____

5. ROOF / EXTERIOR WALLS / INSULATION:				Yes	No	Do Not Know
a. Approximate age of roof surface:	<u>15 yrs</u>	Roof surface type:	<u>Built up (tar/gravel)</u>			
b. Are you aware of any leaks in roof during your ownership? If yes, explain below.						
c. Has roof been replaced and/or repaired during your ownership? If yes, explain below.				<input checked="" type="checkbox"/>		
d. Do you know of any problems with roof and/or rain gutters? If yes, explain below. <u>*</u>				<input checked="" type="checkbox"/>		
e. Does the structure include an Exterior Insulated Finish System (EIFS)?						
f. Are you aware of any past and/or present moisture problems? If yes, explain below.						<input checked="" type="checkbox"/>
g. Location of insulation (check all that apply):		Ceiling	<input checked="" type="checkbox"/>	Attic	<input checked="" type="checkbox"/>	
		Walls	<input checked="" type="checkbox"/>	Floors		
*Comments/explanations:						
<u>* 15 yrs ago - re-surface</u>						

6. STRUCTURAL / FOUNDATION / WALLS:				Yes	No	Do Not Know
a. Are you aware of any past and/or present movement, shifting, deterioration, or other problems with walls or foundation? If yes, explain below.					<input checked="" type="checkbox"/>	
b. Are you aware of any past and/or present cracks and/or flaws in the walls and/or foundation? If yes, explain below.						<input checked="" type="checkbox"/>
c. Are you aware of any past and/or present water and/or dampness in basement and/or crawl space? If yes, explain below.						<input checked="" type="checkbox"/>
d. Are you aware of any past and/or present problems with drive ways, walkways, patios, and/or retaining walls? If yes, explain below.						<input checked="" type="checkbox"/>
e. Are you aware of any repairs and/or attempts to control any of the above? If yes, explain below.						<input checked="" type="checkbox"/>
f. Check all that are applicable:		Basement	<input type="checkbox"/>	Crawl space	<input type="checkbox"/>	
		Slab	<input type="checkbox"/>			
*Comments/explanations:						

7. WATER / DRAINAGE / SEWAGE:				Yes	No	Do Not Know
a. Property is connected to (check all that apply):		City water	<input type="checkbox"/>	Well	<input type="checkbox"/>	
		Rural water	<input checked="" type="checkbox"/>	Cistern	<input type="checkbox"/>	
If rural water, what is the district number?		<u>6</u>	Phone number:			
b. If you are on well water or cistern, has water ever been tested?						
If yes, did results show any contamination? If yes, explain below.						
c. To your knowledge, have any neighbors ever complained that subject property causes them drainage problems? If yes, explain below.					<input checked="" type="checkbox"/>	
d. Is the property located in a federally designated high-risk flood or wetlands area, or are you aware of a proposed change?					<input checked="" type="checkbox"/>	
e. Property is connected to (check all that apply):		City sewer system	<input type="checkbox"/>	County sewer system	<input type="checkbox"/>	
		Septic system	<input checked="" type="checkbox"/>	Private lagoon	<input type="checkbox"/>	
		Holding tank	<input type="checkbox"/>			
If septic system, when was it last serviced and/or clean-d?				Has a riser been installed?		<input checked="" type="checkbox"/>
If the property is within the city limits and on a septic system, it MAY be required, at time of sale, to be connected to the city sewer system.						
f. Are you aware of any past and/or present problems relating to the sewer system, septic tank, private lagoon, and/or holding tank? If yes, explain below.						<input checked="" type="checkbox"/>
g. Are you aware of any available or pending sewer or water connection? If yes, explain below.						<input checked="" type="checkbox"/>
*Comments/explanations:						

BW Seller's initials
RAW Seller's initials

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Revised 4/2010

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____ Buyer's initials

____ Buyer's initials

⑦

Property address: 17149 242nd Tonganoxe

MLS # _____

8. BOUNDARIES / LAND / RESTRICTIONS / COVENANTS:				Yes	No	Do Not Know
a. Do you have a copy of a (check all that apply):	Pin survey	Mortgage title inspection				
b. Are the property survey pins visible or marked?						✓
c. Are there any encroachment and/or boundary disputes? If yes, explain below.				✓		
d. Is there fencing on the property?				✓		
If yes, does the fencing belong to the property?				✓		
e. Are there property features shared in common with adjoining landowners, such as walls, fences, roads, and/or driveways?				✓		
If yes, who has responsibility for the maintenance?					✓	
f. Do you know of any sliding, settling, earth movement, upheaval, and/or earth stability problems that have occurred on the property? If yes, explain below.					✓	
g. Are there any zoning, building, and/or restrictive covenant violations? If yes, explain below.					✓	
h. Is the property subject to rules or regulations of a homeowners association?					✓	
If yes, what are the dues?	Amount		Per			
Contact information:					✓	
i. Are you aware of any conditions that may result in an increase in association assessments? If yes, explain below.					✓	
j. Are you aware of any pending action(s) by any governmental or quasi-governmental agencies affecting the property (i.e., street widening, zoning changes, annexation, school district changes, etc.)? If yes, explain below.					✓	
k. Are you aware of any special assessments on this property? (See attached document required by KSA 12-601.)					✓	
l. Are you aware of any pending bonds or assessments that apply to this property? If yes, explain below.						✓
m. Is the property in the city limits?						✓
*Comments/explanations:						

9. ENVIRONMENTAL DISCLOSURES:				Yes	No	Do Not Know
a. Are you aware of the following hazardous and/or questionable environmental conditions on the property (check all that apply)?						
Lead paint		Asbestos/urea formaldehyde foam insulation or products				
Underground storage tanks		Gas, oil, and/or water wells				
Methane gas		Radon gas				
Radioactive material		Landfill				
Mineshaft		Expansive soil				
Toxic materials		Discoloration of soil or vegetation				
Oil sheers in wet areas						
b. Are you aware of any noxious weeds and/or plants (i.e., poison ivy, poison oak, thistles, etc.)?						✓
c. Are you aware of any other condition that you deem to be a hazardous and/or questionable environmental condition? If yes, please identify and explain below.						✓
Mold and mildew occur in practically all residential properties and certain types can cause health problems to certain people.						
d. Has mold and/or mildew created any problems for occupants of the structure during your ownership?						✓
e. Have you had an inspection for mold or mildew?						✓
f. Have you received any reports pertaining to mold and/or mildew on or within the structure?						✓
*Comments/explanations:						

BLW Seller's Initials
RPN Seller's Initials

____ Buyer's Initials
____ Buyer's Initials

(8)

Property address:

17944 242 TONGAREXIRE

MLS #

10. OTHER DISCLOSURES				Yes	No	Do Not Know
a. Are you aware of any additions and/or alterations on the property without a building permit? If yes, explain below.					✓	
b. Is the present use a non-conforming use? If yes, explain below.					✓	
c. Do any bedrooms have non-conforming fire egress window(s)? If yes, explain below.					✓	
d. Have you kept pets in the dwelling?						✓
e. When were the following last cleaned?		Fireplace	<u>Do not know</u>	Wood stove	<u>Do not know</u>	
		Chimney		Flue		
*Comments/explanations:						

11. DAMAGE DISCLOSURES:				Yes	No	Do Not Know
a. Are there any trees and/or shrubs diseased or dead?						✓
b. Do you have any knowledge of termites, other wood destroying insects, and/or dry rot on or affecting the property?						✓
c. Are you aware of any damage to the property caused by termites, other wood destroying insects, and/or dry rot?						✓
d. Have you had termite and/or pest control reports and/or treatments for the property?						✓
If yes, name of company:						
e. Is property currently under contract by a licensed pest control company for termites and/or other wood destroying insects?					✓	
If yes, name of company:						
f. Are you aware of any past and/or present damage due to wind, fire, flood, rodents, and/or pets?						✓
If yes, were repairs made?						
If yes, name of company:						
Date:						
g. Have you had insurance claims during your ownership?					✓	
If yes, were repairs made? If yes, explain below.						
h. Are you presently or have you ever been involved in any litigation or received benefit from any class action suit regarding materials and/or workmanship for this property? If yes, explain below.					✓	
i. Are you aware of any other facts, conditions, and/or circumstances that may affect the value, beneficial use, and/or desirability of this property? If yes, explain below.					✓	
*Comments/explanations:						

Check one:

- ☐ Seller certifies that the information herein is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller agrees to notify Buyer of any additional items that may become known to the Seller before closing. Seller further agrees to hold the Real Estate Broker(s) harmless from any liability incurred as a result of any third-party reliance on the disclosure contained herein and acknowledges receipt of a copy of this statement.
- ☒ Seller (or Seller's representative) has not occupied or personally managed this property in the past 10 years and may not be familiar with all conditions represented in this form. Seller, therefore, may be unable to make representation as to all conditions.

Seller(s) Brenda L. Webb Date: 8/18/13 Seller(s) Roxie D. Wells Date: 8-18-13

Buyer is urged to carefully inspect the property and, if desired, have the property inspected by a qualified inspector. Buyer understands that there are areas of the property of which the Seller has no knowledge and that this disclosure statement does not encompass those areas. Buyer acknowledges that neither the Seller nor any Broker(s) or Agent(s) involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer also acknowledges that he has read and received a signed copy of this statement from Seller or Seller's Agent.

Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind. Buyer agrees to purchase the property in its present condition only, without warranties or guarantees of any kind by Seller or any Broker(s) concerning the condition or value of the property. There are no representations concerning the condition or value of the 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(s) _____ Date: _____ Buyer(s) _____ Date: _____

(13)



Seller's Property Disclosure Statement (To be completed by Seller.)



Property address

Approximate age of property

Date

Date purchased

Real estate transactions generally run smoother if all pertinent information pertaining to the property is disclosed prior to the actual contract date. Please be as complete and accurate as possible. This form is not a warranty or guarantee of any kind by Seller or any Broker(s) involved in the transaction, and is not a substitute for Buyer having the property carefully examined for potential problems or defects by qualified professionals. Attach additional sheets if space is insufficient for all applicable comments. Seller acknowledges and understands that the Broker(s) and potential Buyer of the property will rely upon the accuracy of facts and opinions set forth in this statement.

1. APPLIANCES (Please note that personal property items listed on this form are not included unless specified in the contract.)	Working	Not Working	None/Not Included
a. Built-in vacuum systems			<input checked="" type="checkbox"/>
b. Clothes dryer			<input checked="" type="checkbox"/>
c. Clothes washer			<input checked="" type="checkbox"/>
d. Dishwasher			<input checked="" type="checkbox"/>
e. Disposal			<input checked="" type="checkbox"/>
f. Freezer			<input checked="" type="checkbox"/>
g. Gas grill			<input checked="" type="checkbox"/>
h. Built-in microwave oven			<input checked="" type="checkbox"/>
i. Built-in oven	<input checked="" type="checkbox"/>		
j. Kitchen cook top/range			<input checked="" type="checkbox"/>
k. Kitchen refrigerator			<input checked="" type="checkbox"/>
l. Room air conditioner # of units			<input checked="" type="checkbox"/>
m. Trash compactor			<input checked="" type="checkbox"/>
n. TV antenna/dish			<input checked="" type="checkbox"/>
o. Vent hood			<input checked="" type="checkbox"/>
p. Other			<input checked="" type="checkbox"/>
Comments/explanations:			

3. HEATING & COOLING SYSTEMS:	Working	Not Working	None/Not Included
a. Attic fan			<input checked="" type="checkbox"/>
b. Central air conditioning	<input checked="" type="checkbox"/>		
c. Electronic air cleaner			<input checked="" type="checkbox"/>
d. Heat pump			<input checked="" type="checkbox"/>
e. Heating system type(s) (check all that apply):			
Gas <input type="checkbox"/> Electric <input type="checkbox"/>			
Propane <input checked="" type="checkbox"/> Other <input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Humidifier			<input checked="" type="checkbox"/>
g. Propane tank			
# of gallons 560			
Own <input type="checkbox"/> Lease <input type="checkbox"/>			
If leased, company name:			
h. Fireplace - wood # of units	<input checked="" type="checkbox"/>		
i. Fireplace - gas # of units			
j. Fireplace - gas starter			
k. Fireplace insert			
l. Wood burning stove Insert	<input checked="" type="checkbox"/>		
m. Other			
Comments/explanations:			

2. ELECTRICAL SYSTEM	Working	Not Working	None/Not Included
a. Air purifier			<input checked="" type="checkbox"/>
b. Ceiling fan(s) # of units			<input checked="" type="checkbox"/>
c. Doorbell			<input checked="" type="checkbox"/>
d. Garage door opener(s) # of controls			<input checked="" type="checkbox"/>
e. Inside telephone wiring:			
Blocks <input type="checkbox"/> Jacks <input checked="" type="checkbox"/>			
f. Intercom/sound system			<input checked="" type="checkbox"/>
g. Light fixtures	<input checked="" type="checkbox"/>		
h. Security system, includes (check all that apply):	<input checked="" type="checkbox"/>		
Smoke alarm <input checked="" type="checkbox"/> Fire alarm <input type="checkbox"/>			
Carbon monoxide detection			
Own <input type="checkbox"/> Lease <input type="checkbox"/>			
Monitored by			
i. Detectors (check all that apply):			
Smoke alarm <input type="checkbox"/> Propane <input type="checkbox"/>			
Carbon monoxide <input type="checkbox"/>			
j. Switches & outlets	<input checked="" type="checkbox"/>		
k. Bathroom vent fan(s)			<input checked="" type="checkbox"/>
l. Who is your electrical service provider? Low/Scarna Elect.			
m. Other			
Comments/explanations:			

4. PLUMBING/CLEAN WATER SYSTEMS:	Working	Not Working	None/Not Included
a. Plumbing pipes	<input checked="" type="checkbox"/>		
b. Plumbing fixtures	<input checked="" type="checkbox"/>		
c. Water heater type(s) (check all that apply):			
Gas <input type="checkbox"/> # of units			
Electric <input checked="" type="checkbox"/> # of gallons			
Propane <input type="checkbox"/> # of gallons			
Other <input type="checkbox"/> # of gallons			
d. Water purifier			
e. Water softener			<input checked="" type="checkbox"/>
Own <input type="checkbox"/> Lease <input type="checkbox"/>			
If leased, company name:			
f. Jet tub			<input checked="" type="checkbox"/>
g. Hot tub			<input checked="" type="checkbox"/>
h. Pool			<input checked="" type="checkbox"/>
i. Pool equipment			<input checked="" type="checkbox"/>
j. Sauna			<input checked="" type="checkbox"/>
k. Underground sprinkler			<input checked="" type="checkbox"/>
l. Sump pump			<input checked="" type="checkbox"/>
Check all that apply below:			
m. Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/>		<input checked="" type="checkbox"/>	
n. Well <input type="checkbox"/> Cistern <input type="checkbox"/>			
o. Other			
Comments/explanations:			

BLW Seller's initials
SPD Seller's initials

Buyer's initials

Buyer's initials

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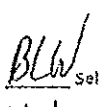
Property address: 17848 24th AVE, TONGANOXIE


MLS # _____

5. ROOF / EXTERIOR WALLS / INSULATION:				Yes	No	Do Not Know
a. Approximate age of roof surface:	<u>15 yrs</u>	Roof surface type:	<u>Shingles</u>			
b. Are you aware of any leaks in roof during your ownership? If yes, explain below.				*		✓
c. Has roof been replaced and/or repaired during your ownership? If yes, explain below.				✓		
d. Do you know of any problems with roof and/or rain gutters? If yes, explain below.				*		✓
e. Does the structure include an Exterior Insulated Finish System (EIFS)?						✓
f. Are you aware of any past and/or present moisture problems? If yes, explain below.				*		✓
g. Location of insulation (check all that apply):		Ceiling	<input checked="" type="checkbox"/>	Attic	<input checked="" type="checkbox"/>	
		Walls	<input checked="" type="checkbox"/>	Floors	<input checked="" type="checkbox"/>	
*Comments/explanations:						

6. STRUCTURAL / FOUNDATION / WALLS:				Yes	No	Do Not Know
a. Are you aware of any past and/or present movement, shifting, deterioration, or other problems with walls or foundation? If yes, explain below.				*	✓	
b. Are you aware of any past and/or present cracks and/or flows in the walls and/or foundation? If yes, explain below.				*		✓
c. Are you aware of any past and/or present water and/or dampness in basement and/or crawl space? If yes, explain below.				*		✓
d. Are you aware of any past and/or present problems with driveways, walkways, patios, and/or retaining walls? If yes, explain below.				*		✓
e. Are you aware of any repairs and/or attempts to control any of the above? If yes, explain below.						
f. Check all that are applicable:		Basement Slab	<input checked="" type="checkbox"/>	Crawl space	<input checked="" type="checkbox"/>	
*Comments/explanations:						

7. WATER / DRAINAGE / SEWAGE:				Yes	No	Do Not Know
a. Property is connected to (check all that apply):		City water	<input type="checkbox"/>	Well	<input type="checkbox"/>	
		Rural water	<input checked="" type="checkbox"/>	Cistern	<input type="checkbox"/>	
If rural water, what is the district number?		<u>6</u>	Phone number:			
b. If you are on well water or cistern, has water ever been tested?						
If yes, did results show any contamination? If yes, explain below.						
c. To your knowledge, have any neighbors ever complained that subject property causes them drainage problems? If yes, explain below.					✓	
d. Is the property located in a federally designated high-risk flood or wetlands area, or are you aware of a proposed change?					✓	
e. Property is connected to (check all that apply):		City sewer system	<input type="checkbox"/>	County sewer system	<input type="checkbox"/>	
		Septic system	<input checked="" type="checkbox"/>	Private lagoon	<input type="checkbox"/>	
		Holding tank	<input type="checkbox"/>		<input type="checkbox"/>	
If septic system, when was it last serviced and/or cleaned?			Has a riser been installed?			✓
If the property is within the city limits and on a septic system, it MAY be required, at time of sale, to be connected to the city sewer system.						
f. Are you aware of any past and/or present problems relating to the sewer system, septic tank, private lagoon, and/or holding tank? If yes, explain below.						✓
g. Are you aware of any available or pending sewer or water connection? If yes, explain below.						✓
*Comments/explanations:						


 Seller's Initials


 Seller's Initials

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_____ Buyer's Initials

_____ Buyer's Initials

Property address: 17848 242nd, TONGANOXE

MAIS # _____

8. BOUNDARIES / LAND / RESTRICTIONS / COVENANTS:		Yes	No	Do Not Know
a. Do you have a copy of a (check all that apply):	Pin survey <input type="checkbox"/> Mortgage title inspection <input type="checkbox"/>			<input checked="" type="checkbox"/>
b. Are the property survey pins visible or marked?			<input checked="" type="checkbox"/>	
c. Are there any encroachment and/or boundary disputes? If yes, explain below.		<input checked="" type="checkbox"/>		
d. Is there fencing on this property?		<input checked="" type="checkbox"/>		
If yes, does the fencing belong to the property?				
e. Are there property features shared in common with adjoining landowners, such as walls, fences, roads, and/or driveways?			<input checked="" type="checkbox"/>	
If yes, who has responsibility for the maintenance?				
f. Do you know of any slumping, settling, earth movement, upheaval, and/or earth stability problems that have occurred on the property? If yes, explain below.		<input checked="" type="checkbox"/>		
g. Are there any zoning, building, and/or restrictive covenant violations? If yes, explain below.		<input checked="" type="checkbox"/>		
h. Is the property subject to rules or regulations of a homeowners association?			<input checked="" type="checkbox"/>	
If yes, what are the dues? Amount <input type="text"/> Per <input type="text"/>				
Contract information: <input type="text"/>				
i. Are you aware of any conditions that may result in an increase in association assessments? If yes, explain below.		<input checked="" type="checkbox"/>		
j. Are you aware of any pending action(s) by any governmental or quasi-governmental agencies affecting the property (i.e., street widening, zoning changes, annexation, school district changes, etc.)? If yes, explain below.		<input checked="" type="checkbox"/>		
k. Are you aware of any special assessments on this property? (See attached document required by KSA 12-301.)		<input checked="" type="checkbox"/>		
l. Are you aware of any pending bonds or assessments that apply to this property? If yes, explain below.		<input checked="" type="checkbox"/>		
m. Is the property in the city limits?				<input checked="" type="checkbox"/>
*Comments/explanations:				

9. ENVIRONMENTAL DISCLOSURES:		Yes	No	Do Not Know
a. Are you aware of the following hazardous and/or questionable environmental conditions on the property (check all that apply)?				
Lead paint <input type="checkbox"/>	Asbestos/urea formaldehyde foam insulation or products <input type="checkbox"/>			
Underground storage tanks <input type="checkbox"/>	Gas, oil, and/or water wells <input type="checkbox"/>			
Methane gas <input type="checkbox"/>	Radon gas <input type="checkbox"/>			
Radioactive material <input type="checkbox"/>	Landfill <input type="checkbox"/>			
Mine shaft <input type="checkbox"/>	Expansive soil <input type="checkbox"/>			
Toxic materials <input type="checkbox"/>	Discoloration of soil or vegetation <input type="checkbox"/>			
Oil sheens in wet areas <input type="checkbox"/>				
b. Are you aware of any noxious weeds and/or plants (i.e., poison ivy, poison oak, thistles, etc.)?				<input checked="" type="checkbox"/>
c. Are you aware of any other condition that you deem to be a hazardous and/or questionable environmental condition? If yes, please identify and explain below.				<input checked="" type="checkbox"/>
<i>Mold and mildew occur in practically all residential properties and certain types can cause health problems to certain people.</i>				
d. Has mold and/or mildew created any problems for occupants of the structure during your ownership?				<input checked="" type="checkbox"/>
e. Have you had an inspection for mold or mildew?				<input checked="" type="checkbox"/>
f. Have you received any reports pertaining to mold and/or mildew on or within the structure?				<input checked="" type="checkbox"/>
*Comments/explanations:				

BW Seller's initials
ADW Seller's initials

____ Buyer's initials
____ Buyer's initials

(12)

Property address:

17848 242nd, Tongano xre

MLS # _____

10. OTHER DISCLOSURES				Yes	No	Do Not Know
a. Are you aware of any additions and/or alterations on the property without a building permit? If yes, explain below.					✓	
b. Is the present use a non-conforming use? If yes, explain below.					✓	
c. Do any bedrooms have non-conforming fire egress window(s)? If yes, explain below.					✓	
d. Have you kept pets in the dwelling?						✓
e. When were the following last cleaned?		Fireplace	<u>Do Not Know</u>	Wood stove	<u>Do Not Know</u>	
		Chimney		Flue		
*Comments/explanations:						

11. DAMAGE DISCLOSURES:				Yes	No	Do Not Know
a. Are there any trees and/or shrubs diseased or dead?						✓
b. Do you have any knowledge of termites, other wood destroying insects, and/or dry rot on or affecting the property?						✓
c. Are you aware of any damage to the property caused by termites, other wood destroying insects, and/or dry rot?						✓
d. Have you had termite and/or pest control reports and/or treatments for the property?						✓
If yes, name of company: _____						
e. Is property currently under contract by a licensed pest control company for termites and/or other wood destroying insects?					✓	
If yes, name of company: _____						
f. Are you aware of any past and/or present damage due to wind, fire, flood, rodents, and/or pets?						✓
If yes, were repairs made? _____						
If yes, name of company: _____ Date: _____						
g. Have you had insurance claims during your ownership?					✓	
If yes, were repairs made? If yes, explain below.						
h. Are you presently or have you ever been involved in any litigation or received benefit from any class action suit regarding materials and/or workmanship for this property? If yes, explain below.					✓	
i. Are you aware of any other facts, conditions, and/or circumstances that may affect the value, beneficial use, and/or desirability of this property? If yes, explain below.					✓	
*Comments/explanations:						

Check one:

☐ Seller certifies that the information herein is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller agrees to notify Buyer of any additional items that may become known to the Seller before closing. Seller further agrees to hold the Real Estate Broker(s) harmless from any liability incurred as a result of any third-party reliance on the disclosure contained herein and acknowledges receipt of a copy of this statement.

☒ Seller (or Seller's representative) has not occupied or personally managed this property in the past 10 years and may not be familiar with all conditions represented in this form. Seller, therefore, may be unable to make representation as to all conditions.

Seller(s) Brenda L. Nuhn Date: 8/18/13 Seller(s) Bob D. Wolk Date: 8-18-13

Buyer is urged to carefully inspect the property and, if desired, have the property inspected by a qualified inspector. Buyer understands that there are areas of the property of which the Seller has no knowledge and that this disclosure statement does not encompass those areas. Buyer acknowledges that neither the Seller nor any Broker(s) or Agent(s) involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer also acknowledges that he has read and received a signed copy of this statement from Seller or Seller's Agent.

Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind. Buyer agrees to purchase the property in its present condition only, without warranties or guarantees of any kind by Seller or any Broker(s) concerning the condition or value of the property. There are no representations concerning the condition or value of the 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(s) _____ Date: _____ Buyer(s) _____ Date: _____

13

RURAL PROPERTY ATTACHMENT TO SALES CONTRACT

SELLER(s): Brenda L. Wilks

BUYER(s): _____

ADDRESS: 17949 242nd St & 17848 242nd St
Tonganoxie, KS 66686

☒ Septic Inspection / Septic Pumping / Water Well Inspection:

Property is located in Linn County and has a Septic System and/or Water Well. All jurisdictions have different rules and regulations regarding the transfer of real estate and the inspection of septic systems / water wells. Seller (BUYER/SELLER) agrees to contact the appropriate jurisdiction to determine whether inspections of these systems are required.

If the Property is in a jurisdiction that requires Septic Pumping, Septic Inspections, and/or Water Well Inspections by the governing authority, said inspections shall be ordered by Seller (BUYER/SELLER) and performed at Seller's (BUYER'S/SELLER'S) expense, no later than _____ (Date). SELLER shall provide access to the property for a well water test. SELLER shall also provide access to the cover of the septic tank by removing any obstructions to the tank, at SELLER'S expense, prior to the date of Septic Inspection. Seller (BUYER/SELLER) shall provide Buyer (BUYER/SELLER) with copies of all reports within 5 days from the date of inspection.

The terms and conditions of Paragraph 10.d of the sales contract attached hereto shall apply to the aforementioned Septic System and/or Water Well inspections.

☒ Water Rights / Rural Water District Meter Rights and Transfer Certificates:

It is the BUYER'S responsibility to verify the water rights and rural water district meter rights/ownership that are available for the subject property. If a rural water meter is assigned to the SELLER/Property, the BUYER should verify their rights to have the meter/meter rights transferred to BUYER. SELLER agrees to execute any necessary documents to transfer or assign any ownership rights in the water meter or water rights of the subject property. Any cost to transfer or assign ownership rights shall be paid by Seller (BUYER/SELLER).

☒ Propane Tank / Remaining Fuel Pro-ration:

If SELLER is the owner of the existing propane tank, then ownership of the propane tank shall be passed along to the BUYER at closing. If the Propane Tank is leased, SELLER shall cancel any existing lease on the propane tank as of the closing date. BUYER shall be responsible for the creation of any new lease.

Whether tank is owned or leased, BUYER shall pay SELLER for any remaining fuel in the tank that will transfer to BUYER at closing, with pro-rated amount based upon SELLER'S documentation of the most recent billing cost for fuel.

Brenda L. Wilks 8/18/13
 SELLER DATE

Roger D. Wilks 8-18-13
 SELLER DATE

BUYER DATE

BUYER DATE



Lawrence Board of Realtors® (6-22-09)



(14)



DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS
(Required for residential dwellings built prior to 1978)



Dwelling(s) located at: 17949 & 17948 242nd ST Tonganoxie KS
Seller Name(s): Brenda L. Wilks
Approximate date(s) built: 17949 (1982) 17948 (1976)

LEAD WARNING STATEMENT: Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

- BLW a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- BLW b) Records and reports available to the Seller (check one below):
☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):
☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (initial)

- _____ c) Buyer has received copies of all information listed above.
_____ d) Buyer has received the pamphlet "Protect Your Family From Lead in Your Home."
_____ e) Buyer has (check one below):
☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Listing Agent's Acknowledgment (initial)

- HL f) The real estate agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4352d and is aware of his/her responsibility to ensure compliance.

In the event Buyer has chosen the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards above, the parties agree that the inspection shall be completed within _____ days of the effective date of this contract, and _____ agrees to pay a cost not to exceed \$ _____. In the event the inspection report indicates that the aggregate total dollars for all repairs and replacements which need to be made can be properly completed for less than \$ _____, Buyer agrees to accept subject property in its "as is condition." In the event the cost estimate of said repairs or replacement exceeds the foregoing amount, Buyer may, at his option, accept the property in its "as is condition," or cancel this Contract; however, Seller may, at his option, keep this Contract in force by agreeing to either complete said repairs or replacements in excess of the foregoing amount or to reimburse Buyer in the amount that the cost of repairs or replacement exceed the foregoing amount, on or before the date of closing.

If this contract is canceled at the option of one of the parties the Buyer's earnest money shall be returned to Buyer, less the cost of any reports, inspections, or other costs Buyer is obligated to pay under this Contract. Buyer agrees to immediately pay any costs that exceed the earnest money. Upon completion of disposition of the earnest money and payment of said costs pursuant hereto, this Contract shall be of no further force or effect, and all parties to this Contract and real estate companies and their agents shall be released from further liability hereunder.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

SELLER(S): Brenda L. Wilks DATE: 8/18/13 BUYER(S): _____ DATE: _____
Ron D. Wilks 8-18-13 _____

LISTING AGENT

SELLING AGENT

Donnell Moorey

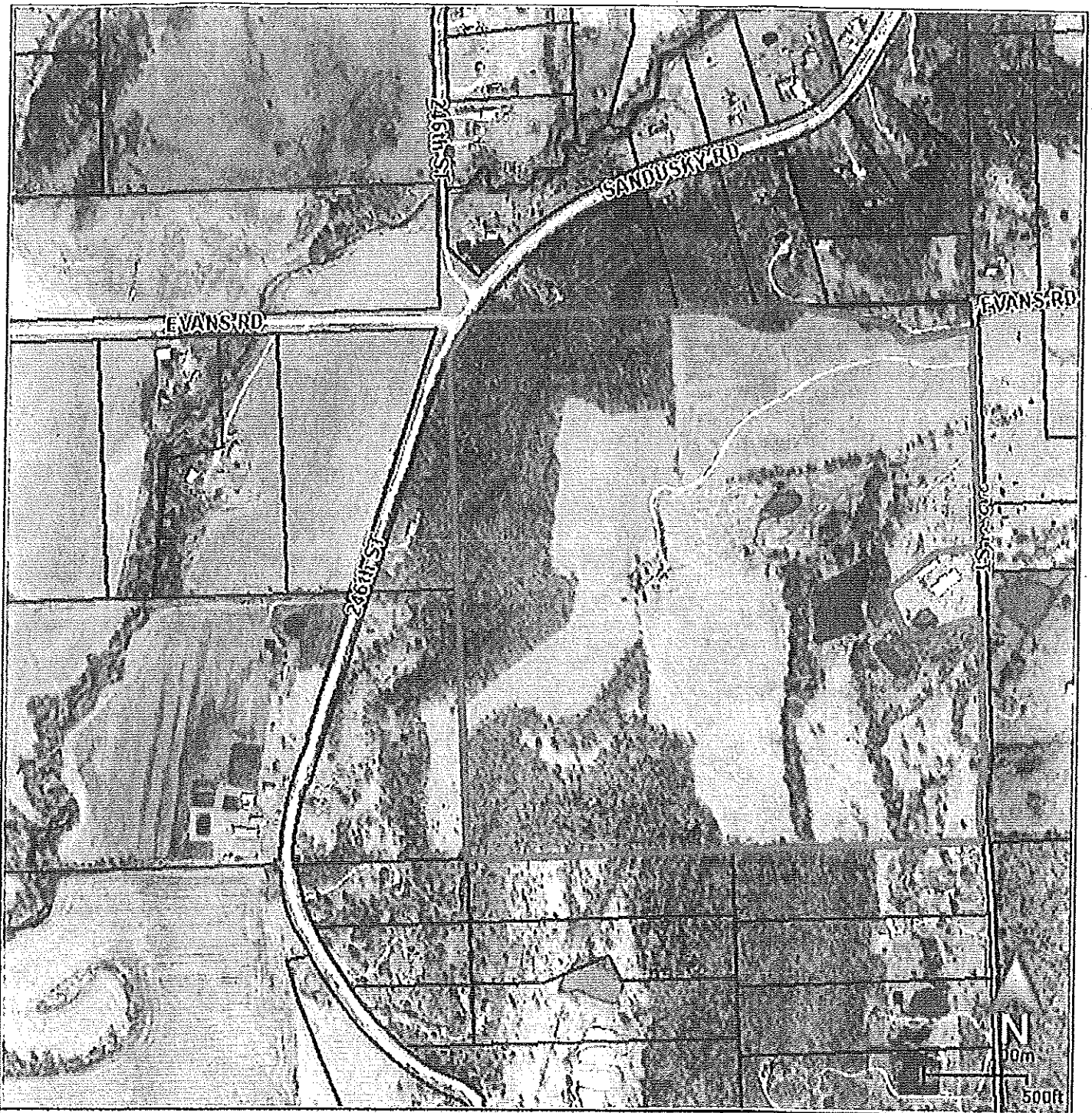
MLS # _____

Topeka Area Association of REALTORS®, Inc. 4/2006

Printed Name

(15)

Leavenworth County, KS



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