



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



Property Address 206 E Alberta, McLeish Date 12-5-2007
Approximate age of Property 1940 Date Purchased 2006

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 System			X
b) Clothes Dryer			X
c) Clothes Washer			X
d) Dishwasher	X		
e) Disposal	X		
f) Freezer			X
g) Gas Grill			X
h) Built-in Microwave Oven			X
i) Built-in Oven			X
j) Kitchen Cooktop / Range	X		
k) Kitchen Refrigerator	X		
l) Room Air Conditioner # of Units			X
m) Trash Compactor			X
n) TV Antenna / Dish	X		
o) Vent Hood	X		
p) Other			X

COMMENTS/EXPLANATIONS:

2. ELECTRICAL SYSTEM:

	Working	Not Working	None/Not Included
a) Air Purifier			X
b) Ceiling Fan(s) # of Units <u>4</u>	X		
c) Door Bell			X
d) Garage Door Opener(s) / # of Controls <u>1</u>	X		
e) Inside Telephone Wiring and Block (Jacks Circle)	X		
f) Intercom / Sound System			X
g) Light Fixtures	X		
h) Smoke Detector(s)	X		
i) Security System			X
Includes: Smoke / Fire Alarm (Circle)			
(Circle): Own / Lease Monitored by: _____			
j) Switches & Outlets	X		
k) Bathroom Vent Fan(s)	X		
l) Who is your electrical service provider? <u>Western</u>			
m) Other			

COMMENTS/EXPLANATIONS:

3. HEATING & COOLING SYSTEMS:	Working	Not Working	None/Not Included
a) Attic Fan			X
b) Central Air Conditioning # of Units <u>1</u>	X		
c) Electronic Air Cleaner			X
d) Heat Pump			X
e) Heating System	X		
Heating Type(s) (Gas) Electric Propane Other (Circle all that apply)			
f) Humidifier			X
g) Propane Tank (Gal. _____)			X
(Circle): Own / Lease If leased, Company Name _____			
h) Fireplace - Wood # of Units <u>1 WS</u>	X		
i) Fireplace - Gas # of Units			X
j) Fireplace - Gas Starter			X
k) Fireplace Insert			X
l) Wood burning Stove			X
m) Other			X

COMMENTS/EXPLANATIONS:

4. PLUMBING / CLEAN WATER SYSTEMS:

	Working	Not Working	None/Not Included
a) Plumbing Pipes	X		
b) Plumbing Fixtures	X		
c) Water Heater # of Units _____			
Type(s) (Gas) Electric Propane Other - Circle all that apply			
d) Water Purifier	X		
e) Water Softener			X
(Circle): Own / Lease If leased, Company Name _____			
f) Jet Tub			X
g) Hot Tub	X		
h) Pool			X
i) Pool Equipment			X
j) Sauna			X
k) Underground Sprinkler			X
l) Sump Pump			X
m) Septic / Lagoon (Circle)			X
n) Well / Cistern (circle)			X
o) Other			X

COMMENTS/EXPLANATIONS: Hot Tub winterized,

included as-is

5. ROOF / EXTERIOR WALLS / INSULATION:

- a) Approximate Age of Roof Surface 25 Roof Surface Type Composite
- b) Are you aware of any leaks in the roof during your ownership? If yes, explain below
- c) Has the roof been replaced / repaired during your ownership? If yes, explain below
- d) Do you know of any problems with roof / rain gutters? Circle and explain below
- e) Does the structure include Exterior Insulated Finish System (EIFS)?
- f) Are you aware of any past / present moisture problems? If yes, explain below
- g) Circle location of insulation: Ceiling / Attic/Walls / Floors

*COMMENTS/EXPLANATIONS:

6. STRUCTURAL / FOUNDATION / WALLS:

- a) Are you aware of any past / present movement, shifting, deterioration or other problems with walls or foundation? If yes, explain below
- b) Are you aware of any past / present cracks / flaws in the walls / foundation? If yes, explain below
- c) Are you aware of any past / present water or dampness in basement / crawl space? If yes, explain below
- d) Are you aware of any past / present problems with driveways, walkways, patios, or retaining walls? If yes, explain below
- e) Are you aware of any repairs or attempts to control any of the above? If yes, explain below
- f) Check all that are applicable: Basement ☒; Crawl Space ☒; Slab ☒

*COMMENTS/EXPLANATIONS:

No Problems

7. WATER / DRAINAGE / SEWAGE:

- a) Is property connected to (circle) City Water Rural Water, Well or Cistern? If Rural Water, District # _____ Phone # _____
- 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 connected to (circle) City Sewer System County Sewer System, Septic System, Private Lagoon, Holding Tank?
- If Septic System: When was it last serviced or cleaned? 1/1 Has a Riser been installed? Yes
- (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)
- e) Are you aware of any past / present problems relating to the sewer system / septic tank / private lagoon / holding tank? If yes, explain below
- f) Are you aware of any available or pending sewer or water connection?

*COMMENTS/EXPLANATIONS:

External Clean out installed July '09

8. BOUNDARIES / LAND / RESTRICTIONS / CONVENANTS:

- a) Do you have a copy of a pin survey or a mortgage title inspection? If yes, circle which one.
- b) Are your property survey pins visible or marked?
- c) Are there any encroachment or boundary disputes? If yes, explain
- 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 or driveways?
- If so, who has responsibility for the maintenance?
- f) Do you know of any sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property? Explain below
- g) Are there any zoning, building, or restrictive covenant violations? If yes, explain below
- h) Is property subject to rules or regulations of a home owners association? (Dues \$ _____ Contact Person _____)
- i) Are you aware of any conditions that may result in an increase in association assessments? If yes, explain
- j) Are you aware of any pending action by any governmental or quasi-governmental agencies affecting the property? If yes, explain (i.e. street widening, zoning changes, annexation, school district changes, etc.)
- k) Are you aware of any special assessments on this property? If yes, explain below
- l) Are you aware of any pending bonds or assessments that apply to this property? If yes, explain
- m) Is the property within the city limits?

*COMMENTS/EXPLANATIONS:

9. ENVIRONMENTAL DISCLOSURES:

- a) Are you aware of the following hazardous or questionable environmental conditions on the property? Lead paint, asbestos / urea formaldehyde foam insulation or products, underground storage tanks, gas / oil / water wells, methane gas, radon gas, radioactive material, landfill, mineshaft, expansive soil, toxic materials, discoloration of soil or vegetation, or oil sheers in wet areas? Circle all those that apply.
- b) Are you aware of any noxious weeds 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 or questionable environmental condition?

If yes, please identify and explain:

Mold and mildew occur in practically all residential properties and certain types can cause health problems to certain people.

- d) Has mold or mildew created any problems for occupants of the structure during your ownership?

- e) Have you had any inspections for mold or mildew?

- f) Have you received any reports pertaining to mold or mildew on or within the structure?

*COMMENTS/EXPLANATIONS:

10. OTHER DISCLOSURES:

- a) Are you aware of any additions 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 fdlowing last cleaned? Fireplace : Wood Stove 2009 ; Chimney 2009 ; Flue 2009

*COMMENTS/EXPLANATIONS:

11. DAMAGE DISCLOSURES:

- a) Are there any trees or shrubs diseased or dead?

- b) Do you have any knowledge of termites, other wood destroying insects, 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, or dry rot?

- d) Have you had termite / pest control reports or treatments for the property?

If yes, name company Leavenworth Pest Control

- e) Is property currently under contract by a licensed pest control company for termites or other wood destroying insects? If yes, name company _____

- f) Are you aware of any past / present damage due to wind, fire, flood, rodents or pets?

If yes, were repairs made? If yes, name 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 or workmanship for this property? If yes, explain below _____

- i) Are you aware of any other facts, conditions, or circumstances that may affect the value, beneficial use, 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 _____ 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) [Signature] Date 12-5-09 Seller(s) _____ Date _____

Buyer(s) [Signature] Date _____ Seller(s) _____
Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas. Buyer acknowledges that neither the Seller nor any Broker or Agent 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.

Buyer acknowledges that he has been advised that Kansas law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. Buyer has been advised that information regarding those registrants may be available through the Kansas Bureau of Investigation (home page address: www.accesskansas.org/kbi) or by contacting the local sheriff's office.

Buyer acknowledges that Seller does not warrant code compliance. Buyer further acknowledges and agrees that the disclosures set forth above by Seller are not a warrant of any kind by Seller or Real Estate Broker(s), which can form the basis of any civil action for damages.

Buyer(s) _____ Date _____ Buyer(s) _____ Date _____