



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



Property Address 26299 Q4 Rd, Holton, KS 66436 Date 8-13-09  
Approximate age of Property \_\_\_\_\_ Date Purchased July 2008

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			<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 Cooktop / 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			

### COMMENTS/EXPLANATIONS:

AC is central air

### 2. ELECTRICAL SYSTEM:

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

### COMMENTS/EXPLANATIONS:

### 3. HEATING & COOLING SYSTEMS:

	Working	Not Working	None/Not Included
a) Attic Fan			<input checked="" type="checkbox"/>
b) Central Air Conditioning # of Units <u>2</u>	<input checked="" type="checkbox"/>		
c) Electronic Air Cleaner			<input checked="" type="checkbox"/>
d) Heat Pump			<input checked="" type="checkbox"/>
e) Heating System	<input checked="" type="checkbox"/>		
Heating Type(s): Gas Electric <u>Propane</u> Other (Circle all that apply)			
f) Humidifier			<input checked="" type="checkbox"/>
g) Propane Tank (Gal. <u>500</u> )			
(Circle): Own <u>Lease</u> If leased, Company Name <u>B+P</u>			
h) Fireplace - Wood # of Units <u>1</u>	<input checked="" type="checkbox"/>		
i) Fireplace - Gas # of Units			<input checked="" type="checkbox"/>
j) Fireplace - Gas Starter			<input checked="" type="checkbox"/>
k) Fireplace Insert			<input checked="" type="checkbox"/>
l) Wood burning Stove			<input checked="" type="checkbox"/>
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 # of Units <u>1</u>	<input checked="" type="checkbox"/>		
Type(s): Gas Electric <u>Propane</u> Other - Circle all that apply			
Gal. <u>500</u>			
d) Water Purifier			<input checked="" type="checkbox"/>
e) Water Softener			<input checked="" type="checkbox"/>
(Circle): Own / Lease 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"/>
m) Septic / <u>Lagoon</u> (Circle)	<input checked="" type="checkbox"/>		
n) Well / Cistern (circle)			<input checked="" type="checkbox"/>
o) Other			

### COMMENTS/EXPLANATIONS:

Property Address 26299 Q4 Rd Holton KS MLS # 153199  
66436



5. ROOF / EXTERIOR WALLS / INSULATION:		YES	NO	Do Not Know
a) Approximate Age of Roof Surface	8 yrs			
Roof Surface Type		ASPHALT SHINGLES		
b) Are you aware of any leaks in the roof during your ownership? If yes, explain below		*	X	
c) Has the roof been replaced / repaired during your ownership? If yes, explain below		*	X	
d) Do you know of any problems with roof / rain gutters? Circle and explain below		*	X	
e) Does the structure include Exterior Insulated Finish System (EIFS)?		*	X	
f) Are you aware of any past / present moisture problems? If yes, explain below		*	X	
g) Circle location of insulation: Ceiling (X) Walls Floors				
*COMMENTS/EXPLANATIONS:				
6. STRUCTURAL / FOUNDATION / WALLS:		YES	NO	Do Not Know
a) Are you aware of any past / present movement, shifting, deterioration or other problems with walls or foundation? If yes, explain below		*	X	
b) Are you aware of any past / present cracks / flaws in the walls / foundation? If yes, explain below	OLD	X	X	
c) Are you aware of any past / present water or dampness in basement / crawl space? If yes, explain below		X	X	
d) Are you aware of any past / present problems with driveways, walkways, patios, or retaining walls? If yes, explain below		*	X	
e) Are you aware of any repairs or attempts to control any of the above? If yes, explain below		X	X	
f) Check all that are applicable: Basement X ; Crawl Space ; Slab X				
*COMMENTS/EXPLANATIONS:				
Basement damp after heavy rain. There is a dehumidifier				
REPAIRS IN 2002				
7. WATER / DRAINAGE / SEWAGE:		YES	NO	Do Not Know
a) Is property connected to (circle) City Water, Rural Water, Well or Cistern? If Rural Water, District # 3 Phone #		X		
b) If you are on well water or cistern, has water ever been tested?			X	
If yes, did results show any contamination? If yes, explain below		*	X	
c) To your knowledge, have any neighbors ever complained that subject property causes them drainage problems? If yes, explain below		*	X	
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? / / 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)				
e) Are you aware of any past / present problems relating to the sewer system / septic tank / private lagoon / holding tank? If yes, explain below		*	X	
f) Are you aware of any available or pending sewer or water connection?			X	
*COMMENTS/EXPLANATIONS:				
8. BOUNDARIES / LAND / RESTRICTIONS / CONVENANTS:		YES	NO	Do Not Know
a) Do you have a copy of a pin survey or an improvement location report? If yes, circle which one.		X		
b) Are your property survey pins visible or marked?		X		
c) Are there any encroachment or boundary disputes? If yes, explain		*	X	
d) Is there fencing on the property?		X		
If yes, does the fencing belong to the property?		X		
e) Are there property features shared in common with adjoining landowners, such as walls, fences, roads or driveways?				X
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		*	X	
g) Are there any zoning, building, or restrictive covenant violations? If yes, explain below		*	X	
h) Is property subject to rules or regulations of a home owners association? (Dues \$ Contact Person )		*	X	
i) Are you aware of any conditions that may result in an increase in association assessments? If yes, explain		*	X	
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.)		*	X	
k) Are you aware of any special assessments on this property? If yes, explain below		*	X	
l) Are you aware of any pending bonds or assessments that apply to this property? If yes, explain		*	X	
m) Is the property within the city limits?			X	
*COMMENTS/EXPLANATIONS:				

Property Address \_\_\_\_\_ MLS # 153199



9. ENVIRONMENTAL DISCLOSURES:	YES	NO	Do Not Know
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.		X	
b) Are you aware of any noxious weeds or plants? (i.e. poison ivy, poison oak, <u>thistles</u> , etc.)	X		
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:		X	
<b>Mold and mildew occur in practically all residential properties and certain types can cause health problems to certain people.</b>			
d) Has mold or mildew created any problems for occupants of the structure during your ownership?		X	
e) Have you had any inspections for mold or mildew?	X		
f) Have you received any reports pertaining to mold or mildew on or within the structure?		X	
*COMMENTS/EXPLANATIONS:			
10. OTHER DISCLOSURES:	YES	NO	Do Not Know
a) Are you aware of any additions or alterations on the property without a building permit? If yes, explain below	*	X	
b) Is the present use a non-conforming use? If yes, explain below	*	X	
c) Do any bedrooms have non conforming fire egress window(s)? If yes, explain below	*	X	
d) Have you kept pets in the dwelling?	X		
e) When were the following last cleaned? Fireplace _____; Wood Stove _____; Chimney _____; Flue _____			
*COMMENTS/EXPLANATIONS: <u>Fireplace installed 2009</u>			
11. DAMAGE DISCLOSURES:	YES	NO	Do Not Know
a) Are there any trees or shrubs diseased or dead?			X
b) Do you have any knowledge of termites, other wood destroying insects, or dry rot on or affecting the property?		X	
c) Are you aware of any damage to the property caused by termites, other wood destroying insects, or dry rot?		X	
d) Have you had termite / pest control reports or treatments for the property? If yes, name company _____		X	
e) Is property currently under contract by a licensed pest control company for termites or other wood destroying insects? If yes, name company _____		X	
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 _____		X	
g) Have you had insurance claims during your ownership? If yes, were repairs made? If yes, explain below _____		X	
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 _____		X	
*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) Dr. B. King Date 8/13/09 Seller(s) JA-KA Date 8/13/09

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 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.ink.org/public/kbi](http://www.ink.org/public/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 \_\_\_\_\_

Property Address \_\_\_\_\_ MLS # 153199





# Seller's Property Disclosure Statement for Unimproved Land

(To be completed by Seller)



Property Address 26299 Q4 Rd, Holton, KS 66436 Date 8-13-09  
Date Purchased July 2008

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Please mark the condition of the following:

1. WATER / DRAINAGE / SEWAGE:	YES	NO	Do Not Know
a) a) Is property connected to (circle) City Water, <u>Rural Water</u> , Well or Cistern? If Rural Water, District # <u>3</u> Phone # _____	<input checked="" type="checkbox"/>		
b) Is there a water meter included with a sale of the property?	<input checked="" type="checkbox"/>		
c) Is there a certificate for a water meter?	<input checked="" type="checkbox"/>		
d) To your knowledge is a water meter otherwise available?		<input checked="" type="checkbox"/>	
e) Is the property located in a federally designated flood plain or wetlands area?		<input checked="" type="checkbox"/>	
f) To your knowledge, has the property ever had a drainage problem during your ownership?		<input checked="" type="checkbox"/>	
g) To your knowledge, have any neighbors ever complained that subject property causes them drainage problems?		<input checked="" type="checkbox"/>	
h) If on well water, to your knowledge, has water ever been tested during your ownership?		<input checked="" type="checkbox"/>	
If yes, did results show any contamination?		<input checked="" type="checkbox"/>	
i) Is public wastewater disposal system available?		<input checked="" type="checkbox"/>	
j) Are you aware of pending sewer or water connection?		<input checked="" type="checkbox"/>	
k) Does Seller own the water rights?		<input checked="" type="checkbox"/>	
l) Arew ater rights presently leased? To whom? _____ (Attach copy of lease if available)		<input checked="" type="checkbox"/>	
If so, rental income is _____ per month / year. Expiration date _____			

## COMMENTS:

2. BOUNDARIES / LAND / RESTRICTIONS / COVENANTS:	YES	NO	Do Not Know
a) Do you have a copy of a <u>pin survey</u> or an improvement location report? If yes, circle which one.	<input checked="" type="checkbox"/>		
b) Are the property boundaries <u>marked</u> in any way?	<input checked="" type="checkbox"/>		
c) Are there any encroachments or boundary disputes?		<input checked="" type="checkbox"/>	
d) Is there fencing on the property?	<input checked="" type="checkbox"/>		
If yes, does the fencing belong to the property?	<input checked="" type="checkbox"/>		
e) Are there any deed restrictions?			
f) Are there any easements or use of the property by others?		<input checked="" type="checkbox"/>	
g) Is there direct access from public roadways to this property?	<input checked="" type="checkbox"/>		
If no, explain: _____			
h) Does Seller own the mineral rights?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
i) Are mineral rights presently leased? To whom? _____ (Attach copy of lease if available)			
If so, rental income is _____ per month / year. Expiration date _____			
j) Are there property features shared in common with adjoining landowners, such as walls, fences, roads, and / or driveways?	<input checked="" type="checkbox"/>		
If so, who has responsibility for maintenance? <u>SHARED</u>			
k) Do you know of any sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property?		<input checked="" type="checkbox"/>	
l) Are there any building or restrictive covenants?		<input checked="" type="checkbox"/>	
m) Is property subject to rules or regulations of a homeowners' association?		<input checked="" type="checkbox"/>	
n) Are you aware of any conditions that may result in an increase in association assessments?		<input checked="" type="checkbox"/>	
o) Are you aware of any pending action by any governmental or quasi-governmental agencies affecting the property (i.e., street widening, zoning changes, annexation, school district changes, condemnation, etc.)?		<input checked="" type="checkbox"/>	
p) Are you aware of any pending bonds or assessments that apply to this property?		<input checked="" type="checkbox"/>	
q) Is the property in the city limits?		<input checked="" type="checkbox"/>	

## COMMENTS:

Seller's Initials BP Date 8/13/09 Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_



3. ENVIRONMENTAL DISCLOSURE:	YES	NO	Do Not Know
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, radon, gas/oil/water wells, abandoned wells, methane 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)		X	
b) Are you aware of any noxious weeds or plants? If yes, please identify and explain: <u>SOME FASTLEBS</u>	X		
c) Are you aware of any other condition that you deem to be a hazardous or questionable environmental condition?		X	
COMMENTS:			
4. OTHER DISCLOSURES:	YES	NO	Do Not Know
a) Is the present use a non-conforming use?		X	
b) Are any trees or shrubs diseased or dead?		X	
c) Is there any damage due to wind, fire, or flood?		X	
d) Are you aware of any violations of local, state, or federal government laws or regulations relating to the property?		X	
e) Are there any existing or threatened legal actions affecting the property?		X	
f) Are there any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?		X	
g) Has all, any, or part interest in the property been reserved by previous owner or government action to benefit any other property?		X	
h) Is the property subject to any government rule limiting the future use of the property other than existing zoning and subdivision regulation?		X	
i) Is any of the property in a Conservation Reserve Program (CRP) or any other government program? If so, in what year does the property come out of the program? _____		X	
j) Are there any leasehold interests or tenant's rights? If so, please explain.		X	
k) Are you aware of any other facts, conditions, or circumstances that may affect the value, beneficial use, or desirability of this property? If yes, please explain.		X	
COMMENTS:			

Check one:

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Seller(s) [Signature] Date 8/13/07

Seller(s) [Signature] Date 8/13/09

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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.lnk.org/public/kbi](http://www.lnk.org/public/kbi)) or by contacting the local sheriff's office.

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Buyer(s) \_\_\_\_\_ Date \_\_\_\_\_

Buyer(s) \_\_\_\_\_ Date \_\_\_\_\_