

SELLER'S PROPERTY DISCLOSURE STATEMENT



(To be completed by Seller)

SUNFLOWER ASSEKTATION OF REALTORS See	Su				of REALTORS®, Inc.				TOUAL HOUSIN
Property Address: 25097 Dia						Date: 4	1-8-18	Y	OFFERTURIS
Approximate age of property: 3			, ()		Date Purchased:		2015	-
Real estate transactions generally run smoother accurate as possible. The form is not a warran having the property carefully examined for promments. Seller acknowledges and understand statement.	ty or guara ootential pi	intee of any oblems or	y kind by a defects by	Seller qual	or any Broker(s) involved in ified professionals. Attach add	o the actual contract the transaction, are itional sheets if space	t date. Ple nd is not be is insuff	a substitute ficient for al	e for Buye ll applicabl
APPLIANCES Please note that personal property items listed on this			None/Not		3. HEATING & COOLING SYSTEMS		Working	Not Working	None/Not included
form are not included unless specified in the contract.)	Working	Not Working		١	a. Attic fan \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	uned not	Stu	obed	N
a. Built-in vacuum system [nstalled	X	needs	Attaleh	45	b. Central air conditioning		~		
b. Clothes dryer	+ *			-	c. Electronic air cleaner				X
c. Clothes washer	12		-	-	d. Heat pump				+
d. Dishwasher	+ 5	-		-	e. Heating system type(s) (check all t	hat apply):			
e. Disposal	+1				Gas 🗆 Electric 🗆 Propan	1981/1987/81		1	
f. Freezer	17			4	f. Humidifier	1	X	I	
g. Gas grill	1			4	NO THE REPORT OF THE PARTY OF T				
h. Built-in microwave	12	-		-	g. Propane tank # of gallons 400	Ţ			177
i. Built-in oven	X			-		AVRANTS - 10			
j. Kitchen cook top/range	12	1		1		sed, company name:		1	7
k. Kitchen refrigerator	444	-	 	-	h. Fireplace - wood # of ur	nits	XX	ļ	-
I. Room air conditioner # of units	×	S CONTRACTOR OF THE PARTY OF TH	100		i. Fireplace - gas # of ur	nits			
m. Trash compactor	1		X	-	j. Fireplace - gas starter # of u	nits			X
n. TV antenna/dish	X		X		k. Wood burning stove				X
o. Vent hood	 	<u> </u>	~	1	j. Other				
p. Other	j k			-	Comments/explanations:		***************************************		
Comments/explanations:				1					
				1	4 DELINDING COLEAN WATER BY	OTTMO		1	None/Not
	Т		None/Not	1	4. PLUMBING / CLEAN WATER SY	SIEMS	Working	Not Working	Included
2. ELECTRICAL SYSTEM	Working	Not Working	Included		a. Plumbing pipes		X		
a. Air purifier	X			1	b. Plumbing fixtures		7		
b. Ceiling fan(s) # of units	V			1	c. Water heater type(s) (check all tha	t apply):			
	1			1	# of units				
	13			-	☐ Gas # of g	allons			
d. Garage door opener(s) # of units 3	X	<u> </u>		1	Electric # of ga	ations			
e. Inside telephone wiring	×				☐ Propane # of ga	illons			
f. Intercom/sound system			X		☐ Other # of ga	allons			
g. Light fixtures	X				d. Water purifier			1	X
h. Security system, includes (check all that apply):	X				e. Water softener				X
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		21 16 B			□ Own □ Lease If leased, c	ompany namo:		1	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	HDT IN	ISTAILEO				ompany name.	X I	T	
☐ Fire alarm ☐ Carbon monoxide detection					f. Jet tub	WITH THE STATE OF			
☐ Own ☐ Lease Monitored by:	400	-			g. Hot tub		MADE DE LA CONTRACTION DE LA C		X
i. Detectors (check all that apply)				1	h. Pool			<u> </u>	X
Smoke alarm □ Carbon monoxide □ Propane					i. Pool equipment				1
j. Switches & outlets	X	BIR.			j. Sauna				17
k. Bathroom vent fan(s)	T X			1	k. Underground sprinkler				X X X X X
		Electi	. 1	1	I. Sump pump				X
I. Who is your electric service provider?	mare	ELECH	MAI		Check all that apply below:				
m. Other:				-	m. Septic Lagoon		-		
Comments/explanations:		ORDER:	2207		n.				+
									-
				1	o. Other			J.	<u>.</u>
				1	Comments/explanations:				
				Ţ					
Seller's initials	S	eller's initi	als		Buyer's ini	tials	Е	uyer's init	ials

Property Address: 25097 Duncan Dr Tonganoxie Date:	4-8	18	
5. ROOF / EXTERIOR WALLS / INSULATION	Yes	No	Do Not Know
a. Approximate age of roof surface Roof surface type:	X		
b. Are you aware of any leaks in roof during your ownership? If yes, explain below.		X	
c. Has roof been replaced and/or repaired during your ownership? If yes, explain below.		X	
d. Do you know of any problems with roof and/or rain gutters? If yes, explain below.		X	
e. Does the structure include an Exterior Insulated Finish System (EIFS)?		\times	
f. Are you aware of any past and/or present moisture problems? If yes, explain below.		X	
g. Location of insulation (check all that apply): Ceiling Attic Walls □ Floors			
COMMENTS:			
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 wall or foundation? If yes, explain below.		\times	
b. Are you aware of any past and/or present cracks and/or flaws in the walls and/or foundation? If yes, explain below.		X	
c. Are you aware of any past and/or present water and/or dampness in basement and/or crawl space? If yes, explain below.		X	
d. Are you aware of any past and/or present problems with driveways, walkways, patios, and/or retaining walls? If yes, explain below.		X	
e. Are you aware of any repairs and/or attempts to control any of the above? If yes, explain below.		X	
f. Check all that are applicable: ☐ Basement ☐ Crawl space ☐ Slab			2012
		- SINICAMBO	
7. WATER / DRAINAGE / SEWAGE	Yes	No	Do Not Know
a Property connected to (check all that apply): City water Well Cistern Rural water			
If Rural Water: District # 13 Phone: 785-842-1502	li v		- W
b. If on well water: To your knowledge, has water ever been tested during your ownership?		X	T
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? For more information, visit FEMA's Flood Map Service Center at https://msc.fema.gov.)		X	
e. Property is connected to (check all that apply): City sewer system County sewer system Private lagoon Holding tank			
If septic system, when was it last serviced and/or cleaned? 2 14245 Old Has a riser been installed?—			Z V
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			1/~
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	<u>.</u>	\ \ /	1
below.		X	
g. Are you aware of any available or pending sewer or water connection? If yes, explain below.		$\perp \times$	1
COMMENTS:			
		-	
Seller's initials Seller's initials Buyer's initials	ъ	uver's ini	tials

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Property Address: 25 097 Duncan Drive Tonsanoxe Date:	4-8-	18	III
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			X
b. Are the property survey pins visible or marked?			X
c. Are there any encroachment and/or boundary disputes? If yes, explain below.		X	
d. Is there fencing on the property?		X	
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?		X	
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.		X	
g. Are there any zoning, building, and/or restrictive covenant violations? If yes, explain below.		X	
h. Is the property subject to rules or regulations of a homeowners association?		X	l
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.		X	
 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. 		X	
k. Are you aware of any special assessments on this property? (See attached document required by KSA 12-601.)		X	
I. Are you aware of any pending bonds or assessments that apply to this property? If yes, explain below.		X	
m. Is the property in the city limits? COMMENTS:	1		
	T	Ī	1
ENVIRONMENTAL DISCLOSURES Are you aware of the following hazardous or questionable environmental conditions on the property (check all that apply)?	Yes	No	Do Not Know
□ Lead paint □ Asbestos/urea formaldehyde foam insulation or products □ Underground storage tanks □ Gás, 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	1	N .	
b. Are you aware of any noxious weeds or plants (i.e., poison ivy, poison oak, thistles, etc.)?		X	
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.		X	
Mold and mildew occur in practically all residential properties and certain types can cause health problems to certain people.	-T		
d. Has mold and/or mildew created any problems for occupants of the structure during your ownership?		X	
e. Have you had inspections for mold or mildew?		12	
f. Have you received any reports pertaining to mold and/or mildew on or within the structure?		X	
COMMENTS:		35	
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.		V	
b. Is the present use a non-conforming use? If yes, explain below.		1	· · · · · · · · · · · · · · · · · · ·
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. Have you ever smoked on the premises during your ownership? If yes, explain below.		X	
f. When were the following last cleaned? Fireplace Wood stove Chimney Flue	D5		4
comments: Never been cleaned. Only 2 yes old	(100 may 1991) w		
Seller's initials Seller's initials Buyer's initials			

Property Address: 25097 Dunch Dr. Tonsanoxic Date:	4-81	18_	
11. DAMAGE DISCLOSURES	Yes	No	Do Not Know
a. Are there any trees and/or shrubs diseased or dead?		X	
b. Do you have any knowledge of termites, other wood destroying insects, and/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, and/or dry rot?		1	
d. Have you had termite and/or pest control reports and/or treatments for the property?		12	
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:		X	
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?		X	
If yes, were repairs made?		$\perp \times$	
If yes, name of company: Date:			para e
g. Have you had insurance claims during your ownership?		X	1
If yes, were repairs made? If yes, explain below.		1 -	T
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.		X	
 i. Are you aware of any other facts, conditions, and/or circumstances that may affect the value, beneficial use, and/or desirability of this proposes, explain below. 	erty? If	X	6
COMMENTS:			
Runs through the back of the property. Seclusion y	et Close	to C	AWYENC
 Seller certifies that the information herein is true and correct to the best of Seller's knowledge Seller agrees to notify Buyer of any additional items that may become known to the Seller before hold the Real Estate Broker(s) harmless from any liability incurred as a result of any thir 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 familiar with all conditions represented in this form. Seller, therefore, may be unable to make result of the seller of the best of Seller's knowledges are seller to the best of Seller's knowledges have been seller before. 	ore closing. Selle d-party reliance pastyea	on the corr sand m	agrees to lisclosure ay not be
SELLER : SELLER			
1)			
Date		Date	 -
Buyer is urged to carefully inspect the property and, if desired, have the property inspected by a qualifie there are areas of the property of which Seller has no knowledge and that this disclosure statement does acknowledges that neither the Seller nor any Broker(s) or Agent(s) involved in this transaction is a physical defects in the property. Buyer also acknowledges that he has read and received a signed cop Seller's Agent. Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind. Buyer ago	s not encompass an expert at dete py of this statem	those are ecting or ent from	eas. Buyer repairing Seller or
present condition only, without warranties or guarantees of any kind by Seller or any Broker(s) conce property. There are no representations concerning the condition or value of the property made by Seller except as may be fully set forth in writing and signed by them.	rning the conditi	ion or va	lue of the
BUYER BUYER			
			_
Date		Date	