

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. The 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.

| APPLIANCES   |               |             |                      | 3. HEATING & COOLING SYSTEMS                      | Working | Not Working |
|--|---------------|-------------|----------------------|---|---------|-------------|
| Please note that personal property items listed on this  | Working       | Not Working | None/Not<br>Included | a. Attic fan                                      |         |             |
| form are not included unless specified in the contract.) | working       | Notworking  |                      | b. Central air conditioning                       |         |             |
| Built-in vacuum system                                   |               |             |                      | c. Electronic air cleaner                         |         |             |
| Clothes dryer  |               |             |                      |   |         |             |
| Clothes washer   |               |             |                      | d. Heat pump                                      | 1       |             |
| Dishwasher   |               |             |                      | e. Heating system type(s) (check all that apply): | V       |             |
| Disposal   |               |             |                      | Gas Electric 🛱 Propane Dother                     |         |             |
|  | ~~~           |             |                      | f. Humidifier                                     | ~       |             |
| Gas grill  | -11-          |             |                      | g. Propane tank                                   |         |             |
| Built-in microwave                                       | रुं           |             |                      | # of gallons Unknown                              |         |             |
| Built-in oven  | ₩ <u></u>     |             |                      | 🕅 Own 🗀 Lease If leased, company name:            |         |             |
| Kitchen cook top/range                                   | K             |             |                      | h. Fireplace - wood # of units                    |         |             |
| Kitchen refrigerator  Room air conditioner # of units    | <u> </u>      |             |                      | i. Fireplace - gas # of units                     | Unk     | nowr        |
|  |               |             |                      | i. Fireplace - gas starter # of units             |         |             |
|  |               | <u> </u>    |                      | k. Wood burning stove                             |         | 1           |
| TV antenna/dish  |               |             |                      | i. Other  |         |             |
| Other  |               |             |                      | j. Uner<br>Comments/explanations:                 |         | 1           |
| omments/explanations:                                    |               |             |                      | Commentarexplanationer                            |         |             |
| חווופונסובגטומוטווס.                                     |               |             |                      |   |         | 11-4101-014 |
|  |               |             |                      | 4. PLUMBING / CLEAN WATER SYSTEMS                 | Working | Not Working |
|  | Τ             |             | None/Not             | a. Plumbing pipes                                 |         | <u> </u>    |
| ELECTRICAL SYSTEM  | Working       | Not Working | Included             | b. Plumbing fixtures                              | <u></u> |             |
| Air purifier   |               |             | ļ                    | c. Water heater type(s) (check all that apply):   |         | 1           |
| Ceiling fan(s) # of units                                |               |             | <u> </u>             | # of units  |         |             |
|  |               |             |                      | Gas # of gallons                                  |         |             |
| Doorbell Garage door opener(s) # of units                | 1             |             |                      | The Electric # of gallons 40.                     |         |             |
|  |               | ¥           |                      | Propane # of gallons                              |         |             |
| . Inside telephone wiring                                |               |             |                      | Other # of gallons                                |         |             |
| Intercom/sound system                                    | -0-           |             | +                    | d. Water purifier                                 |         |             |
| Light fixtures   | AIA-          | <u> </u>    | +                    |   |         | 1           |
| . Security system, includes (check all that apply):      | ht -          |             |                      |   |         |             |
| Smoke alarm AV (security cameras)                        | 110.          |             |                      |   |         | 1           |
| Fire alarm Carbon monoxide detection                     | V             |             |                      | f. Jet tub  |         | 1           |
| Own Lease Monitored by:                                  |               |             |                      | g. Hot tub  |         | -           |
|  | 1             |             |                      | h. Pool   |         |             |
| Detectors (check all that apply)                         | L             |             |                      | i. Pool equipment                                 |         | +           |
| 🗅 Smoke alarm 🔲 Carbon monoxide 🖾 Propane                | T             |             |                      | j. Sauna  |         |             |
| . Switches & outlets                                     |               |             |                      | k. Underground sprinkler                          |         |             |
| <. Bathroom vent fan(s)                                  |               |             | <u> </u>             | 1. Sump pump                                      | /       |             |
| Who is your electric service provider?                   |               | . <u> </u>  |                      | Check all that apply below:                       |         |             |
| m. Other:  |               |             |                      | m. M Septic 🗆 Lagoon                              |         | _           |
| Comments/explanations:                                   |               |             |                      | n. 🗆 Well 🖉 Cistern                               |         |             |
|  |               |             |                      | o. Other NARI Notable                             |         |             |
|  |               |             |                      | Commonts/evolanations*                            |         |             |
|  |               |             |                      | M. hasbeen inspected by CC                        | unt     | 1 reces     |
|  | DC            |             |                      |   |         |             |
| 11   | <sup>ds</sup> |             |                      | Buyer's initials                                  |         | Buyer's i   |

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| Property Address: 26769 S. Rather Date: 8-  | Yes      | No  | Do Not Know |
|---|----------|-----|-------------|
| a. Approximate age of roof surface 3 map Roof surface type: As Dhalt Shingles.  | res      | NO  | DO NOL KITO |
|   |          |     |             |
| b. Are you aware of any leaks in roof during your ownership? If yes, explain below.   | ~        |     |             |
| b. 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.   | <u> </u> |     |             |
| g. Location of insulation (check all that apply):  Ceiling  Attic  Floors   |          |     |             |
| Roof replacement due to hail storm. 12/21   |          |     |             |
|   | Yes      | No  | Do Not Kno  |
| 6. STRUCTURAL / FOUNDATION / WALLS  | 103      | ŝ   | 20          |
| a. Are you aware of any past and/or present movement, shifting, deterioration, or other problems with wall or foundation? If yes, explain below.  | +        |     | î           |
| b. Are you aware of any past and/or present cracks and/or flaws 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.  | +        |     | 1           |
| d. Are you aware of any past and/or present problems with driveways, waikways, patios, and/or retaining waits: in yes, explain below.   |          |     | 2           |
| e. Are you aware of any repairs and/or attempts to control any of the above? If yes, explain below.<br>f. Check all that are applicable: XB Basement XB Crawl space D Slab  |          |     | J           |
|   |          |     |             |
|   |          |     |             |
|   | Yes      | No  | Do Not Kno  |
| 7. WATER / DRAINAGE / SEWAGE  | Yes      | No  | Do Not Kni  |
| a Property connected to (check all that apply):   | Yes      | No  | Do Not Kn   |
| a. Property connected to (check all that apply): □ City water □ Well □ Cistem 🌶 Rural water<br>If Rural Water: District # Phone: <u>\$28- 4378</u>  | Yes      | No  | Do Not Kn   |
| a. Property connected to (check all that apply): □ City water □ Well □ Cistern A Rural water         If Rural Water: District # Phone: <u>\$28-4378</u> b. If on well water: To your knowledge, has water ever been tested during your ownership?   | Yes      | No  | Do Not Kn   |
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| Property Address: Date: Date:  |          |                          |                        |
|--|----------|--------------------------|------------------------|
| 8. BOUNDARIES / LAND / RESTRICTIONS / COVENANTS  | Yes      | No                       | Do Not Know            |
| a. Do you have a copy of a (check all that apply)? A Pin survey D Mortgage title inspection by Closing   |          |                          |                        |
|  | V        |                          |                        |
| b. Are the property survey pins visible or marked? UPan COMPLETION OF SURVEY.<br>c. Are there any encroachment and/or boundary disputes? If yes, explain below.  |          | V                        |                        |
|  |          | /                        |                        |
| d. is there fencing on the property?   |          |                          |                        |
| If yes, does the fencing belong to the property?   |          | - <u>v</u>               |                        |
| e. Are there property features shared in common with adjoining landowners, such as walls, fences, roads, and/or driveways?   | l        |                          | 1                      |
| If yes, who has responsibility for the maintenance?  |          |                          | 1                      |
| 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.  |          | V                        |                        |
| g. Are there any zoning, building, and/or restrictive covenant violations? If yes, explain below.  |          | V,                       |                        |
| h. Is the property subject to rules or regulations of a homeowners association?  |          | i                        |                        |
| 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.   |          | i                        |                        |
| j. Are you aware of any pending action(s) by any governmental or quasi-governmental agencies affecting the property (i.e., street widening, zoning   |          | 1                        |                        |
| changes, annexation, school district changes, etc.)? If yes, explain below.  |          |                          | ļ                      |
| k. Are you aware of any special assessments on this property? (See attached document required by KSA 12-601.)  |          | - V_                     | <b> </b>               |
| I. Are you aware of any pending bonds or assessments that apply to this property? If yes, explain below.   |          | V                        | <u> </u>               |
| m. Is the property in the city limits?   | <u> </u> | $\overline{\mathcal{V}}$ |                        |
| OMMENTS:   |          |                          |                        |
|  |          |                          |                        |
|  |          |                          |                        |
|  |          |                          |                        |
| 9. ENVIRONMENTAL DISCLOSURES a. Are you aware of the following hazardous or questionable environmental conditions on the property (check all that apply)?  | Yes      | No                       | Do Not Kno             |
| a. Ale you aware of the following nazarous of questionable of minimum entering into a solution of products a. Lead paint b. Asbestos/urea formaldehyde foam insulation or products c. Au Underground storage tanks b. Gas, oil, and/or water wells c. Methane gas c. Radio gas c. Radioactive material c. Landfill c. Mineshaft c. Expansive soil c. Toxic materials c. Discoloration of soil or vegetation c. Oil sheers in wet areas c. | T        |                          | V                      |
| <ul> <li>b. Are you aware of any noxious weeds or plants (i.e., poison ivy, poison oak, thistles, etc.)?</li> <li>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</li> </ul>  | +        |                          | /                      |
| 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 inspections for mold or mildew?  |          | V                        |                        |
| f. Have you received any reports pertaining to mold and/or mildew on or within the structure?  |          | V                        |                        |
| COMMENTS:<br>Underground gasoline Storage Tank with wor<br>Filling Station Pump.   | King     |                          |                        |
|  |          |                          |                        |
| 10. OTHER DISCLOSURES  | Yes      | No                       | Do Not Kn              |
| 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                        |                        |
| <ul> <li>c. Do any bedrooms have non-conforming fire egress window(s)? If yes, explain below.</li> </ul>   |          | 2                        |                        |
| <ul> <li>d. Have you kept pets in the dwelling?</li> </ul>   |          | V                        |                        |
| A. Have you kept pets in the dweining?     e. Have you ever smoked on the premises during your ownership? If yes, explain below.   |          | 1                        |                        |
|  |          |                          |                        |
| f. When were the following last cleaned? Fireplace Wood stove Chimney 21 Com File  |          |                          |                        |
|  |          |                          |                        |
|  |          |                          |                        |
|  |          |                          |                        |
|  |          |                          |                        |
| Seller's initials Buyer's initials   | E        | uyer's ini               | tials                  |
|  |          |                          | Page 3 of<br>ed 08/201 |

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| Property Address: 26769 S. Rather. Da  | te:        |      |           |             |
|--|------------|------|-----------|-------------|
| 11. DAMAGE DISCLOSURES   |            | Yes  | No        | Do Not Know |
| a. Are there any trees and/or shrubs diseased or dead?   |            |      |           | 1           |
| b. Do you have any knowledge of termites, other wood destroying insects, and/or dry rot on or affecting the property?  |            | V    |           |             |
| 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?<br>If yes, name of company: McKcn2ie - Pest Control.   |            |      |           |             |
| e. Is property currently under contract by a licensed pest control company for termites and/or other wood destroying insects:  |            | 1    |           |             |
| If yes, name of company: McKenzie Pest Control.  |            |      |           | ······      |
| 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? 405,<br>If yes, name of company: Trak, Reofing Date: 7/22   |            |      |           |             |
| g. Have you had insurance claims during your ownership?  |            | i i  |           |             |
| 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/<br>workmanship for this property? If yes, explain below. |            |      | V         |             |
| i. Are you aware of any other facts, conditions, and/or circumstances that may affect the value, beneficial use, and/or desirability of this pro-<br>yes. explain below.                               | operty? If |      |           | i           |
| COMMENTS:  |            | 1    |           | - <u>-</u>  |
| We are acting as Contrecutors Never re   | Side       | d Or | $\sim pr$ | operty      |
| answer are to best of our Knowledge,   |            |      |           |             |
|  |            |      |           |             |
|  |            |      |           |             |
|  |            |      |           |             |
|  |            |      |           |             |
|  |            |      |           |             |

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  $\underline{Ne^{ve'}}$  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.

a circutor Jack Bower Date

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(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 |      | BUYER |             |
|-------|------|-------|-------------|
|       | Date |       | Date        |
|       |      |       | Page 4 of 4 |

Revised 08/2016