



SELLER'S PROPERTY DISCLOSURE STATEMENT

(To be completed by Seller)

Sunflower Association of REALTORS®, Inc.



Property Address: 2061 23rd Rd, Waverly, KS

Date: 10/20/2022

Approximate age of property: _____

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. **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.

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			
b. Clothes dryer			
c. Clothes washer			
d. Dishwasher			
e. Disposal			
f. Freezer			
g. Gas grill			
h. Built-in microwave			
i. Built-in oven			
j. Kitchen cook top/range			
k. Kitchen refrigerator			
l. Room air conditioner # of units <u>2</u>	<u>X</u>		
m. Trash compactor			
n. TV antenna/dish			
o. Vent hood			
p. Other			
Comments/explanations:			
2. ELECTRICAL SYSTEM	Working	Not Working	None/Not Included
a. Air purifier			
b. Ceiling fan(s) # of units <u>1</u>	<u>X</u>		
c. Doorbell			
d. Garage door opener(s) # of units <u>1</u>	<u>X</u>		
e. Inside telephone wiring	<u>X</u>		
f. Intercom/sound system			
g. Light fixtures	<u>X</u>		
h. Security system, includes (check all that apply): ☐ Smoke alarm ☐ AV (security cameras) ☐ Fire alarm ☐ Carbon monoxide detection ☐ Own ☐ Lease Monitored by:			
i. Detectors (check all that apply) ☐ Smoke alarm ☐ Carbon monoxide ☐ Propane			
j. Switches & outlets	<u>X</u>		
k. Bathroom vent fan(s)			
l. Who is your electric service provider? <u>Evergy</u>			
m. Other:			
Comments/explanations:			

R

Seller's initials

DS

Sly

Seller's initials

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 ☐ Electric ☒ Propane ☐ Other	<u>X</u>		
f. Humidifier			
g. Propane tank # of gallons _____ ☒ Own ☐ Lease If leased, company name:	<u>X</u>		
h. Fireplace - wood # of units <u>1</u>	<u>X</u>		
i. Fireplace - gas # of units _____			
j. Fireplace - gas starter # of units _____			
k. Wood burning stove			
l. Other			
Comments/explanations: <u>Forced Air Furnace 2 years old</u>			
4. PLUMBING / CLEAN WATER SYSTEMS	Working	Not Working	None/Not Included
a. Plumbing pipes	<u>X</u>		
b. Plumbing fixtures	<u>X</u>		
c. Water heater type(s) (check all that apply): # of units _____ ☐ Gas # of gallons _____ ☐ Electric # of gallons _____ ☐ Propane # of gallons _____ ☐ 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 ☐ Lagoon			
n. ☐ Well ☐ Cistern			
o. Other			
Comments/explanations:			

Buyer's initials

Buyer's initials

Date: 10/20/2022

[illegible]

_____ Seller's initials ^{DS}
Sly Seller's initials _____ Buyer's initials _____ Buyer's initials

<i>De</i>	Seller's initials	<i>Sly</i>	Seller's initials		Buyer's initials		Buyer's initials
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Property Address: 2061 23rd Rd, Waverly, KSDate: 10/20/2022

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:	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 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:			
BAD Storm Spring 2021 -			
Damage Windows & Exterior -			
Some Water Issues - Removed Carpet			
+ Had Chaves - Dry at House			
Replaced - All windows, New Roof, New Siding & Gutters			

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



Date

Do SELLER

Sandra L. Gifford, CO-Trustee

10/20/2022

Date

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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