



SELLER'S PROPERTY DISCLOSURE STATEMENT

(To be completed by Seller)

Sunflower Association of REALTORS®, Inc.



Property Address: 406 E. 1st St, Overbrook, KS 66524

Date: 8/2/2023

Approximate age of property: 1998

Date Purchased: 2004

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 <small>Please note that personal property items listed on this form are not included unless specified in the contract.</small>	Working	Not Working	None/Not Included
a. Built-in vacuum system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Clothes dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Clothes washer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Free-standing freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Gas grill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Built-in microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Built-in oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Kitchen cook top/range	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Kitchen refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Room air conditioner # of units	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m. Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n. TV antenna/dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o. Vent hood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
p. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments/explanations:

Kitchen fridge works, ice maker does not.

2. ELECTRICAL SYSTEM	Working	Not Working	None/Not Included
a. Air purifier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Ceiling fan(s) # of units 8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Doorbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Garage door opener(s) # of units 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Inside telephone wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Intercom/sound system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Light fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Security system, includes (check all that apply): <input type="checkbox"/> Smoke alarm <input type="checkbox"/> AV (security cameras) <input type="checkbox"/> Fire alarm <input type="checkbox"/> Carbon monoxide detection <input type="checkbox"/> Own <input type="checkbox"/> Lease Monitored by:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Detectors (check all that apply): <input checked="" type="checkbox"/> Smoke alarm <input type="checkbox"/> Carbon monoxide <input type="checkbox"/> Propane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Switches & outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Bathroom vent fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

l. Who is your electric service provider? Evergy

m. Other:
n. Who is your internet provider? Brightspeed

Comments/explanations:

garage door opener works, pin pad does not.

Seller's initials

Seller's initials

3. HEATING & COOLING SYSTEMS	Working	Not Working	None/Not Included
a. Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Central air conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Electronic air cleaner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Heat pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Heating system type(s) (check all that apply): <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Propane <input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Propane tank # of gallons <input type="checkbox"/> Own <input type="checkbox"/> Lease If leased, company name:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Fireplace - wood # of units	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Fireplace - gas # of units	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Fireplace - gas starter # of units	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Wood burning stove	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments/explanations:

4. PLUMBING / CLEAN WATER SYSTEMS	Working	Not Working	None/Not Included
a. Plumbing pipes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Plumbing fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Water heater type(s) (check all that apply): # of units 1 <input checked="" type="checkbox"/> Gas # of gallons 50 <input type="checkbox"/> Electric # of gallons <input type="checkbox"/> Propane # of gallons <input type="checkbox"/> Other # of gallons	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Water purifier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Water softener <input type="checkbox"/> Own <input type="checkbox"/> Lease If leased, company name:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Jet tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Pool equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Underground sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Check all that apply below:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. <input type="checkbox"/> Septic <input type="checkbox"/> Lagoons	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n. <input type="checkbox"/> Well <input type="checkbox"/> Cistern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments/explanations:

basement bathroom has grinder pump working

Buyer's initials

Buyer's initials

5. ROOF / EXTERIOR WALLS / INSULATION

	Yes	No	Do Not Know
a. Approximate age of roof surface <u>2020</u> Roof surface type: <u>Composite</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of any leaks in roof during your ownership? If yes, explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Has roof been replaced and/or repaired during your ownership? If yes, explain below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Do you know of any problems with roof and/or rain gutters? If yes, explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Does the structure include an Exterior Insulated Finish System (EIFS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Are you aware of any past and/or present moisture problems? If yes, explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Location of insulation (check all that apply): <input type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Attic <input checked="" type="checkbox"/> Walls <input type="checkbox"/> Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

C. Replaced 2020 - new roof + gutter system

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of any past and/or present cracks and/or flaws in the walls and/or foundation? If yes, explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are you aware of any past and/or present water and/or dampness in basement and/or crawl space? If yes, explain below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of any past and/or present problems with driveways, walkways, patios, and/or retaining walls? If yes, explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Are you aware of any repairs and/or attempts to control any of the above? If yes, explain below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Check all that are applicable: <input type="checkbox"/> Basement <input type="checkbox"/> Crawl space <input type="checkbox"/> Slab	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

C. during heavy rain basement bedroom has gotten wet, thrasher quote attached.
e. rebuilt egressed window: new drain rocked, raised + sealed edges.

7. WATER / DRAINAGE / SEWAGE

	Yes	No	Do Not Know
a. Property connected to (check all that apply): <input checked="" type="checkbox"/> City water <input type="checkbox"/> Well <input type="checkbox"/> Cistern <input type="checkbox"/> Rural water If Rural Water: District # _____ Phone: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. If on well water: To your knowledge, has water ever been tested during your ownership? If yes, did results show any contamination? If yes, explain below.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. To your knowledge, have any neighbors ever complained that subject property causes them drainage problems. If yes, explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Property is connected to (check all that apply): <input checked="" type="checkbox"/> City sewer system <input type="checkbox"/> County sewer system <input type="checkbox"/> Septic system <input type="checkbox"/> Private lagoon <input type="checkbox"/> Holding tank If septic system, when was it last serviced and/or cleaned? _____ Has a riser been installed? <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Are you aware of any available or pending sewer or water connection? If yes, explain below.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

LC

Seller's initials

LC

Seller's initials

Buyer's initials

Buyer's initials

8. BOUNDARIES / LAND / RESTRICTIONS / COVENANTS		Yes	No	Do Not Know
a. Do you have a copy of a (check all that apply)?	<input type="checkbox"/> Pin survey <input checked="" type="checkbox"/> Mortgage title inspection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are the property survey pins visible or marked?	Some - SE corner, NE telephone pole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are there any encroachment and/or boundary disputes? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Is there fencing on the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, does the fencing belong to the property?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Are there property features shared in common with adjoining landowners, such as walls, fences, roads, and/or driveways?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Is the property subject to declarations, restrictions, or covenants?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Is the property subject to historic preservation/demolition restrictions?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Are there any zoning, building, and/or restrictive covenant violations? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Is the property subject to rules or regulations of a homeowners association?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, what are the dues? Amount _____ per _____ Contact information: _____				
k. Are you aware of any conditions that may result in an increase in association assessments? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. 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.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Are you aware of any special assessments on this property? (See attached document required by KSA 12-601.)		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n. Are you aware of any pending bonds or assessments that apply to this property? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o. Is the property in the city limits?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. property pins marked pole on NE corner, SE has pin, West not pinned. c. white fence belongs to neighbor.				

9. ENVIRONMENTAL DISCLOSURES		Yes	No	Do Not Know
a. Are you aware of the following hazardous or questionable environmental conditions on the property (check all that apply)?	<input type="checkbox"/> Lead paint <input type="checkbox"/> Asbestos/urea formaldehyde foam insulation or products <input type="checkbox"/> Underground storage tanks <input type="checkbox"/> Gas, oil, and/or water wells <input type="checkbox"/> Methane gas <input type="checkbox"/> Radon gas <input type="checkbox"/> Radioactive material <input type="checkbox"/> Landfill <input type="checkbox"/> Mineshaft <input type="checkbox"/> Expansive soil <input type="checkbox"/> Toxic materials <input type="checkbox"/> Discoloration of soil or vegetation <input type="checkbox"/> Oil sheers in wet areas			
b. Are you aware of any noxious weeds or plants (i.e., poison ivy, poison oak, thistles, etc.)?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have you had inspections for mold or mildew?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the present use a non-conforming use? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Do any bedrooms have non-conforming fire egress window(s)? If yes, explain below.	basement 2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have you kept pets in the dwelling?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have you ever smoked on the premises during your ownership? If yes, explain below.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. When were the following last cleaned? Fireplace _____ Wood stove _____ Chimney _____ Flue _____	N/A			
COMMENTS: c. basement bedrooms nonconforming				

<u>LC</u> Seller's initials	<u>RC</u> Seller's initials	_____ Buyer's initials	_____ Buyer's initials
-----------------------------	-----------------------------	------------------------	------------------------

11. DAMAGE DISCLOSURES	Yes	No	Do Not Know
a. Are there any trees and/or shrubs diseased or dead?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Do you have any knowledge of termites, other wood destroying insects, and/or dry rot on or affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are you aware of any damage to the property caused by termites, other wood destroying insects, and/or dry rot?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have you had termite and/or pest control reports and/or treatments for the property? If yes, name of company: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Have you had insurance claims during your ownership? If yes, were repairs made? If yes, explain below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

g. previous roof before replacement.
 kitchen TV stays, bar stools stay, Kitchen stove does not stay, House
 garage-grey tool racks do not stay. Detached garage - East wood cabinets
 stay, plywood rack stays, red cabinet stays. Green house does not stay but
 could be negotiable.

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

McHA 8-2-2023

 Date

SELLER

Rebecca E. Coll 8-2-2023

 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

GETTING STARTED


THRASHER
FOUNDATION REPAIR

OPPORTUNITIES TO CONFIRM:

Our goal is to be as efficient as possible and take care of our customers in a timely manner. To achieve that goal, it is important we maintain our schedule. You will be given several opportunities to confirm your installation.

Confirming your appointment:

Project Type	20 Days	19 Days	18 Days	17 Days	⚠ 16 Days	Scheduled Installation

 You will receive phone messages, text messages and/or emails in the days leading up to your project to confirm the installation date.

Once you confirm your installation, you will no longer receive additional confirmation messages.

If not confirmed by this date, install is automatically postponed 6-10 weeks

NEED TO MOVE THE DATE OF YOUR PROJECT?

As a courtesy to all our customers, **schedule change requests require advanced notice of 10 days.** Job postponements will typically be re-scheduled a minimum of 6-8 weeks out.

IMPORTANT DETAILS INSIDE ►

THRASHER[®]

FOUNDATION REPAIR

WHAT YOU NEED TO DO:

To ensure that your project goes as smoothly as possible, we ask all our customers to appropriately prepare by doing the following prior to your installation date.

☐ **BE HOME DURING THE PROJECT.**

It is important that you are home so we can share progress updates, get our questions answered and ensure your goals are met.

☐ **HAVE PAYMENT READY.**

At the completion of each project, your team leader will ensure complete satisfaction and must collect payment. Credit cards and checks accepted. No cash payments. Please visit GoThrasher.com/online-payment to pay online.

OUTDOORS

- ☐ Remove any landscaping or belongings you wish to keep from the work area.
- ☐ Notify your Team Leader of any private utility or sprinkler lines located in the work area.
- ☐ Move any vehicle you will need to the street.
- ☐ Inform your neighbor that work will be performed in or near their yard.

INDOORS

- ☐ Move all objects 10 or more feet from any area where work is required.
- ☐ Check your contract for any notes that your specialist indicated would be your responsibility.
Note:
- ☐ Remove drywall, paneling, base trim and studs in the work area.
- ☐ Cover any items that you wish to protect from dust.
- ☐ Have a dumpster on-site.
- ☐ Install appropriate electrical outlets for your system:
 - ☐ Condensate Pump- 1 amp
 - ☐ Dehumidifier- 6.8 amps
 - ☒ Single Pump- 9.4 amps
 - ☐ TripleSafe:
 - ☐ Circuit One - 11 amps
 - ☐ Circuit Two - 9.4 amps
- ☐ During the installation, heating and air conditioning systems should be shut down to avoid circulating dust throughout your home.

YOU COULD EARN

\$50

Know someone who would benefit from our services?

Visit GoThrasher.com/Refer



AFTER PROJECT COMPLETION:

▶ ANNUAL SERVICE IS RECOMMENDED.

Regular maintenance of your system can greatly reduce emergency service calls, ensure the system is working effectively and increase the normal expected life span.

A Thrasher Care Club membership includes:

- Annual maintenance (\$40 savings if purchased separately)
- 5% off future systems
- Priority scheduling
- Dedicated service phone number
- All for only \$9.99 a month.

*Minimum 1-year membership is required.



Scan this QR code
to learn more about
Thrasher Care Club.

You can also visit:
GoThrasher.com/CareClub

▶ WE WANT YOUR FEEDBACK.

You will receive an e-mail and a phone call survey within 48 hours of the project's completion. Please respond to one of our attempts to reach you so that we can continue to improve.

WATERPROOFING CUSTOMERS

- ▶ New concrete takes time to cure.
 - ▶ Allow 3 days before placing items on any new concrete.
 - ▶ Allow 2-3 weeks before laying carpet or tile.
- ▶ The new concrete will develop shrinkage cracks, this is normal.
- ▶ The new concrete may appear dry and then damp again for multiple weeks during the curing process. This is normal, especially following rain events.

CONCRETE REPAIR CUSTOMERS

- ▶ In areas lifted, concrete joints are required to be sealed to maintain warranty. If joint sealing is not part of your proposal you should make plans to get this done as soon as possible.
- ▶ Stay off newly sealed joints for 24 to 48 hours.

FOUNDATION REPAIR CUSTOMERS

- ▶ It is best to wait 2-3 months after your project to repair drywall.

For more tips and Q&A, visit:

GoThrasher.com/Resources

OPTIMIZING AND PROTECTING THE VALUE OF YOUR INVESTMENT

THE THRASHER GUARANTEES

Satisfaction Guarantee

We guarantee that we will perform all of our work to the standard stated on your proposal. If for any reason you are displeased with any of our services, I am just a phone call away.

Efficiency Guarantee

We know having work done on your home can be an inconvenience to you and your family. We are committed to returning that feeling of "home" to you as quickly as possible. We invest in continuous training and quality tools for our team members, which translates into a better experience for our customers. We do this to ensure we can complete your project as efficiently as possible, while maintaining our commitment to excellence. If there is a delay or change to your project, we are committed to finding a resolution as quickly as possible.

Property Protection Guarantee

All property such as lawns, carpeting, floors, walls, furniture and door frames are protected. In the rare occurrence where property is damaged, we will repair it. Floor covers will be used in all work and traffic areas. We do our best to clean up after ourselves. However, if you are not satisfied, we will provide you a \$100 gift card towards a professional cleaning.

Customer Respect Guarantee

Our technicians will not use tobacco products or profanity while on your property. They will politely address any questions or concerns and treat you and your family with respect. All of our employees are upstanding citizens with the legal right to work in the United States (we participate in E-Verify).

Are We Perfect?

No. But every day, every person at our company is striving to redefine the industry. We believe customer experiences can and should be remarkable. Our company cares deeply and builds long-term relationships with our customers because we know YOU are the very reason we are in business.

Thank you for considering Thrasher,



Dan Thrasher
President

THRASHER®
FOUNDATION REPAIR

800.827.0702 | GoThrasher.com



Prepared by:
Tom Studer
tom.studer@gothrasher.com

Thrasher, Inc.
dba: Thrasher Foundation Repair
gothrasher.com
TF (800) 827-0702
F (402) 393-4002
License# 2770

Prepared for:
Luke Coltrane
lbcoltrane@embarqmail.com
C (785) 817-2465
P (785) 817-2465

Job location:
406 E 1st
Overbrook, KS 66524-9576

Prepared on:
7-13-22

Project Summary

Custom Solution

Total Investment \$6,040.43
Total Contract Price \$6,040.43
Deposit Required - 20% \$1,208.09
Deposit Paid \$0.00
Amount Due Upon Installation \$6,040.43

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 180 days.

Authorized Signature _____

Date _____

7/13/22

Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). I am/we are the owner(s) of the property specified in the Contract, and you are authorized to do the work as specified in the Contract. I/we will make the payment at the completion of the project. If there are multiple projects, I/we will make payment after each individual project is completed. I understand all major credit cards and checks are accepted, but no cash payments are accepted. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

Customer Signature _____

Date _____

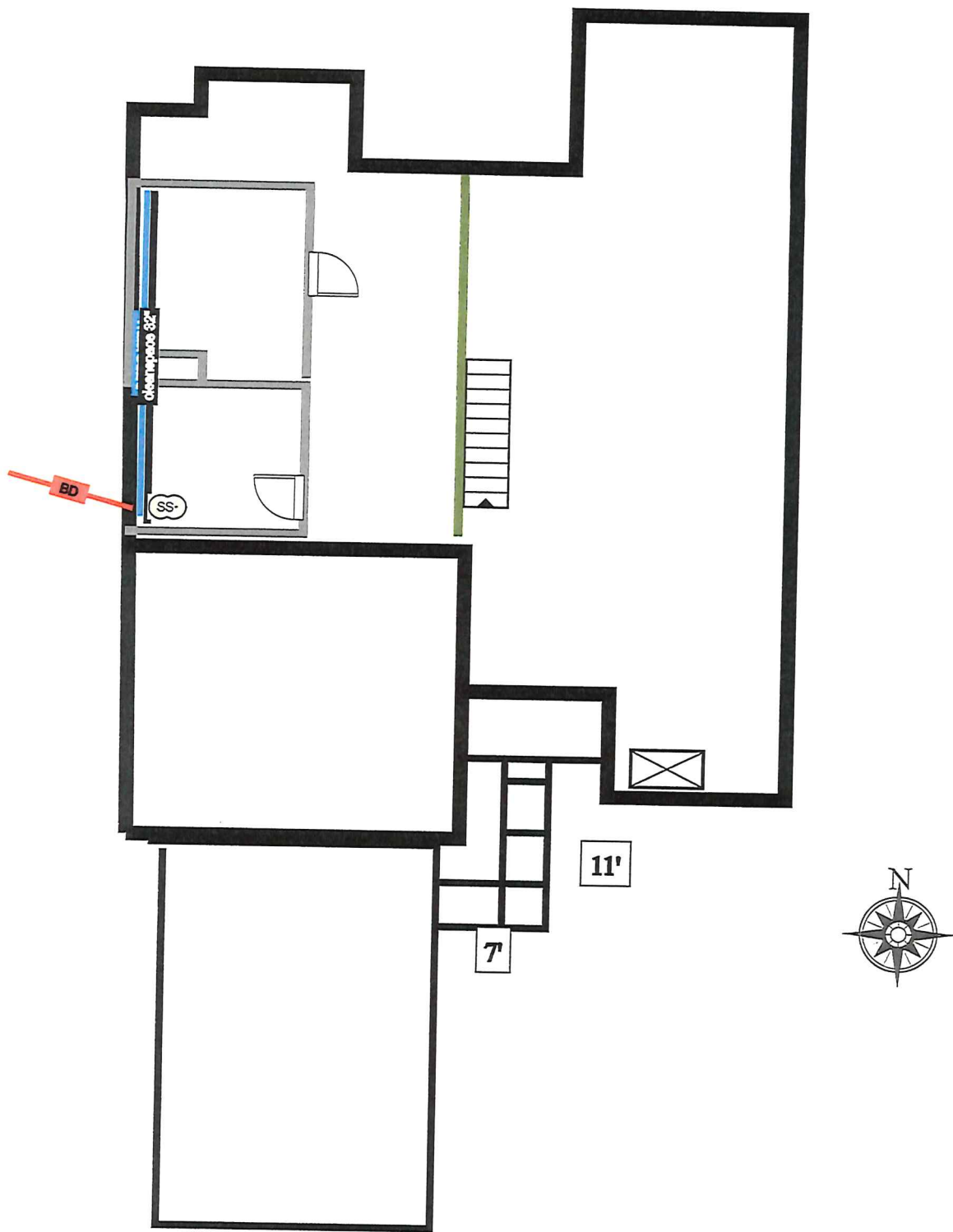
After midnight of the 3rd business day, deposits are non-refundable.

Initial _____

Payments are due after the completion of each project.

Initial _____

Job Details



Type of Wall	Poured Concrete
Existing Wall Finish	Sheetrock
Existing Floor Finish	Carpet

Job Details (Continued)

Specifications

1) Install WaterGuard sub-floor drainage system as indicated in job drawing. 2) Install CleanSpace, a high performance moisture and vapor barrier, and mechanically fasten to the walls. 3) Install 1/3 hp cast iron pump in twin liner with clean pump stand. 4) Install LawnScape outlet with 10' of 3" buried discharge line as noted on the proposal. 5) Install IceGuard to prevent floods from clogged or frozen discharge line.

Customer Will

- 1.) Remove finished walls including drywall, studs, and/or furring strips.
- 2.) Remove carpet.
- 3.) Mark any private lines that may be hidden underground, and assumes all liability if damage should occur to such lines.
- 4.) Move items 4' from Waterguard installation areas.
- 5.) Provide proper dedicated electrical outlets for all pumps, and other electrical devices to be installed.
- 6.) Keep all pets away from the work area, and assumes all liability should any pet escape or be injured.

Product List

Custom Solution

WaterGuard	24 ft
CleanSpace	24 sqft
SuperSump Plus	1
LawnScape - Pump Discharge	1
IceGuard	1

OPTIMIZING AND PROTECTING

THE VALUE OF YOUR INVESTMENT

THE THRASHER GUARANTEES

Satisfaction Guarantee

We guarantee that we will perform all of our work to the standard stated on your proposal. If for any reason you are displeased with any of our services, I am just a phone call away.

Efficiency Guarantee

We know having work done on your home can be an inconvenience to you and your family. We are committed to returning that feeling of "home" to you as quickly as possible. We invest in continuous training and quality tools for our team members, which translates into a better experience for our customers. We do this to ensure we can complete your project as efficiently as possible, while maintaining our commitment to excellence. If there is a delay or change to your project we are committed to finding a resolution as quickly as possible.

Property Protection Guarantee

All property such as lawns, carpeting, floors, walls, furniture, and door frames are protected. In the rare occurrence where property is damaged, we will repair it. Floor covers will be used in all work and traffic areas. We do our best to clean up after ourselves. However, if you are not satisfied, we will provide you a \$100 gift card towards a professional cleaning.

Customer Respect Guarantee

Our technicians will not use tobacco products or profanity while on your property. They will courteously address any questions or concerns and treat you and your family with respect. All of our employees are upstanding citizens with the legal right to work in the United States (we participate in E-Verify).

Are We Perfect?

No. But, every day, every person at our company is striving to redefine the industry. We believe customer experiences can and should be remarkable. Our company cares deeply and builds long-term relationships with our customers, because we know YOU are the very reason we are in business.

Thank you for considering Thrasher,



Dan Thrasher
President

OUR MISSION

"To deliver a WOW experience and
challenge the status quo."

THRASHER, INC.

WATERPROOFING LIMITED WARRANTY

This Limited Warranty is from Thrasher, Inc. ("Contractor") to each purchaser ("Customer") of any of the products described in the "Limited Warranty" section below ("Products") which are installed by Contractor at Customer's property ("Property"). This Limited Warranty is made by Contractor in lieu of and excludes all other warranties, express or implied, relating to the Products and to any services or other products provided by Contractor in connection therewith, including any IMPLIED WARRANTY OF MERCHANTABILITY AND IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE. In the event applicable law prohibits the disclaimer of any implied warranty, all such implied warranties shall be limited in duration to the term of the Limited Warranty set forth below. This Limited Warranty is transferrable to subsequent owners of the Property, provided that any such transfer shall not extend the duration of the term of the Limited Warranty set forth below. This Limited Warranty is null and void if full payment is not received. Any claims made pursuant to this Limited Warranty should be addressed in writing to Contractor at 11844 Valley Ridge Dr. Papillion, NE 68046.

LIMITED WARRANTY

Remedial work completed under this Limited Warranty will not extend the warranty period. Subject to the Exclusions from Coverage set forth below, Contractor provides the following Limited Warranty for the Products:

Drainage Systems. For areas where Contractor has installed a WaterGuard™, WaterGuard™DM, and/or DryTrak System (each a "Drainage System"), Contractor warrants that, for 25 years from the original date of installation of the Drainage System, the Drainage System will be free from Defects or Contractor will repair the Drainage System at no additional cost to Customer. For the purposes of this Drainage System Limited Warranty, "Defect"* means water from the floor wall joint which passes through the perimeter of the Drainage System and onto the basement floor. Leakage through interior floor cracks is not covered under this Drainage System Limited Warranty.

WaterGuard™MPS. For areas where Contractor has installed WaterGuard™MPS, Contractor warrants that, for 25 years from the original date of installation of WaterGuard™MPS, WaterGuard™MPS will be free from Defects or Contractor will repair WaterGuard™MPS at no additional cost to Customer. For purposes of this WaterGuard™MPS Limited Warranty, "Defect"* water from the floor wall joint or from floor cracks passes through the WaterGuard™MPS System onto the basement floor.

Clean Space™. Contractor warrants that the Clean Space™ liner will be free from Defects for 25 years from the original date of installation or Contractor will repair or replace the Clean Space™ liner. For the purposes of this Clean Space™ Limited Warranty, "Defect"* shall mean (a) any hole or tear in the Clean Space™ liner or (b) when Clean Space™ is installed with a Drainage System warranted by Contractor under this Limited Warranty, the presence of ground water on the top of the Clean Space™ liner.

Sump Pumps. Contractor warrants that sump pumps will be free from Defects for 2 years from the original date of installation or Contractor will replace or repair the defective sump pump(s). For purposes of this Sump Pump Limited Warranty, "Defect" means the failure of a sump pump to operate under normal use and service. Contractor makes no warranty that the number and type of sump pumps installed are sufficient to handle the volume of water on the Property, and this Limited Warranty does not cover the cost of any additional sump pumps and sump pits determined to be necessary to handle such volume.

Dehumidifiers. Contractor warrants that dehumidifiers will be free from Defects for 5 years from the original date of installation or Contractor will repair or replace the defective dehumidifier(s). For purposes of this Dehumidifier Limited Warranty, "Defect" means the failure of a dehumidifier to operate under normal use and service.

RainDrop: For areas where Contractor has installed RainDrop, Contractor warrants that, for a period of 15 years from the original date of installation, the gutters will not clog (No Clog Warranty). In the event that the gutters or RainDrop does clog, Contractor will clear the gutters at no additional cost to the Customer. Exclusion: Contractor does not provide the No-Clog Warranty if the RainDrop or gutter system is damaged.

*The presence of any of the following conditions shall not be considered "Defects" in any Drainage System, WaterGuard™MPS, or Clean Space™ liner: window well flooding; condensation; water vapor transmission; concrete discoloration; water leaking out of the wall over the Drainage System without a wall system; efflorescence (white powder) on concrete; shrinkage cracks in new concrete; peeling paint; water accumulation in the yard once pumped from the structure; or leaks caused by chimneys, plumbing, or frozen discharge lines.

EXCLUSIONS FROM COVERAGE

This Limited Warranty does not cover Defects caused directly or indirectly by any of the following: (1) Neglect, misuse, abuse, or alteration of the Product; (2) clogging or malfunctioning of a Product caused by mineral accumulations, iron bacteria, tree roots, mud, sand, or similar causes; (3) failure to maintain positive drainage away from the Property foundation; (4) failure to keep gutters on the Property in good and working order; (5) failure to direct downspouts sufficiently away from the Property foundation; (6) failure or delay in performance or damages caused by acts of God (flood, fire, storm, etc.), acts of civil or military authority, or any other cause outside of Contractor's control; and (7) any items mentioned in this Contract under "Customer Will", "Contractor Will", "Specifications", "Labels", and "Additional Notes".

LIMITED REMEDY

Contractor's sole obligation to Customer with respect to this Limited Warranty is to provide the labor and materials necessary to replace or repair any Defect as set forth in the "Limited Warranty" section above. Contractor is not responsible for any consequential, incidental, or indirect damages, including without limitation: (a) water damage to the Property or personal property; (b) costs for any finish carpentry, painting, paneling, landscaping, or other work necessary to restore the Property after Contractor's work is completed; (c) utility damage that occurs as a result of Contractor's installation is limited to replacing/repair the area Contractor damaged and does not include any upgrades to utilities for code compliance or other reasons; (d) pets escaping from or being injured in or around the work area; and (e) damages caused by mold including, but not limited to, property damage, bodily injury, loss of income, loss of use, loss of value, emotional distress, adverse health effects, death, or any other effects.

EXCLUDED PRODUCTS

All Other Products. Except for the Products listed in the "Limited Warranty" section above, Contractor makes no express warranty, and disclaims all implied warranties, for any other product or service provided by Contractor to Customer.