



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



Property address

1831 SW Seabrook Ave, Topeka, KS

Date

22 Mar. 21, 2016

Approximate age of property

64 yrs As per County

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. 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			
b. Clothes dryer			
c. Clothes washer			
d. Dishwasher			
e. Disposal			
f. Freezer			
g. Gas grill			
h. Built-in microwave oven			
i. Built-in oven			
j. Kitchen cook top/range			
k. Kitchen refrigerator			
l. Room air conditioner # of units			
m. Trash compactor			
n. TV antenna/dish			
o. Vent hood			
p. Other			
Comments/explanations:			

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 <input type="checkbox"/> Electric <input type="checkbox"/>			
Propane <input type="checkbox"/> Other <input type="checkbox"/>			
f. Humidifier			
g. Propane tank			
# of gallons <input type="checkbox"/>			
Own <input type="checkbox"/> Lease <input type="checkbox"/>			
If leased, company name:			
h. Fireplace - wood # of units			
i. Fireplace - gas # of units			
j. Fireplace - gas starter			
k. Fireplace insert			
l. Wood burning stove			
m. Other			
Comments/explanations:			

2. ELECTRICAL SYSTEM	Working	Not Working	None/Not Included
a. Air purifier			
b. Ceiling fan(s) # of units			
c. Doorbell			
d. Garage door opener(s) # of controls			
e. Inside telephone wiring:			
Blocks <input type="checkbox"/> Jacks <input type="checkbox"/>			
f. Intercom/sound system			
g. Light fixtures			
h. Security system, includes (check all that apply):			
Smoke alarm <input type="checkbox"/> Fire alarm <input type="checkbox"/>			
Carbon monoxide detection			
Own <input type="checkbox"/> Lease <input type="checkbox"/>			
Monitored by			
i. Detectors (check all that apply):			
Smoke alarm <input type="checkbox"/> Propane <input type="checkbox"/>			
Carbon monoxide <input type="checkbox"/>			
j. Switches & outlets			
k. Bathroom vent fan(s)			
l. Who is your electrical service provider?			
p. Other			
Comments/explanations:			

4. PLUMBING/CLEAN WATER SYSTEMS:	Working	Not Working	None/Not Included
a. Plumbing pipes			
b. Plumbing fixtures			
c. Water heater type(s) (check all that apply):			
# of units			
Gas <input type="checkbox"/> # of gallons			
Electric <input type="checkbox"/> # of gallons			
Propane <input type="checkbox"/> # of gallons			
Other <input type="checkbox"/> # of gallons			
d. Water purifier			
e. Water softener			
Own <input type="checkbox"/> Lease <input type="checkbox"/>			
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			
n. Well			
o. Other			
Comments/explanations:			

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5. ROOF / EXTERIOR WALLS / INSULATION:

		Yes	No	Do Not Know
a. Approximate age of roof surface:	Roof surface type:			
b. Are you aware of any leaks in roof during your ownership? If yes, explain below.				
c. 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.				
g. Location of insulation (check all that apply):				
Ceiling	Attic			
Walls	Floors			
*Comments/explanations:				

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 walls or foundation? If yes, explain below.				
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.				
e. Are you aware of any repairs and/or attempts to control any of the above? If yes, explain below.				
f. Check all that are applicable:				
Basement	Crawl space			
Slab				
*Comments/explanations:				

7. WATER / DRAINAGE / SEWAGE:

		Yes	No	Do Not Know
a. Property is connected to (check all that apply):				
City water	Well			
Rural water	Cistern			
If rural water, what is the district number?				
b. If you are on well water or cistern, has water ever been tested?				
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?				
e. Property is connected to (check all that apply):				
City sewer system	County sewer system			
Septic system	Private lagoon			
Holding tank				
If septic system, when was it last serviced and/or cleaned?				
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.				
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.				
g. Are you aware of any available or pending sewer or water connection? If yes, explain below.				
*Comments/explanations:				

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8. BOUNDARIES / LAND / RESTRICTIONS / COVENANTS:

	Yes	No	Do Not Know
a. Do you have a copy of a (check all that apply): Pin survey <input type="checkbox"/> Mortgage title inspection <input type="checkbox"/>			
b. Are the property survey pins visible or marked?			
c. Are there any encroachment and/or boundary disputes? If yes, explain below.			
d. Is there fencing on the property? 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? 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.			
g. Are there any zoning, building, and/or restrictive covenant violations? If yes, explain below.			
h. Is the property subject to rules or regulations of a homeowners association? If yes, what are the dues? Amount <input type="text"/> Per <input type="text"/> Contact information: <input type="text"/>			
i. Are you aware of any conditions that may result in an increase in association assessments? If yes, explain below.			
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.			
k. Are you aware of any special assessments on this property? (See attached document required by KSA 12-601.)			
l. Are you aware of any pending bonds or assessments that apply to this property? If yes, explain below.			
m. Is the property in the city limits?			
*Comments/explanations:			

9. ENVIRONMENTAL DISCLOSURES:

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

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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.				
b. Is the present use a non-conforming use? If yes, explain below.				
c. Do any bedrooms have non-conforming fire egress window(s)? If yes, explain below.				
d. Have you kept pets in the dwelling?				
e. When were the following last cleaned?				
Fireplace	Wood stove			
Chimney	Flue			
*Comments/explanations:				

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: _____				
g. Have you had insurance claims during your ownership?				
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/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/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) _____ Date: _____ Seller(s) _____ 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 the 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(s) _____ Date: _____ Buyer(s) _____ Date: _____