



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

Buyer's Initials

Property ac	Í	(B	51
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18315W Scabrook Ave, Topeka, Ks

Oate

Approximate age of property

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 flems listed on this form are		Not	None/No		3. HEATIN	NG & CO	OLING:	SYSTEMS;		Working	Not Working	None/Not
not included valess specified in the contract)	Working	Working	Included	1 1	a. Attic fan							
a. Bullt-in vacuum system				] [	b. Central a	air conditio	ning		1700			/
b. Clothes dryer	L			]	c. Electron	lc eir dean	er	)				
c. Clothes washer				] [	d. Heat pur	mp			····			
d. Dishwasher				] [	e. Heating:	system typ	e(s) (che	ck all that ap	ply):			
e. Disposal						Gəs		. Electri	-			
f. Freezer						Рторэпс		Othe	r	$\vee$ 1		
g. Gas grill				] [	f. Humidifi	eг		CONT. A.A.				
h. Built-in microwave oven				l. [	g. Propane	tank		-	·/			
i. Bullt-in oven				]	Ħ	of gallons		. 011				
j. Kitchen cook top/range						Own		X X 6924			- 1	
k. Kitchen refrigerator					If lease	d, compani	y hame:	V			- '	
l. Room air conditioner # of units					h. Fireplace	- wood		# of unit	s)	1		
m. Trash compactor					l. Fireplace	-gas	17	# of unit	9			· · · ·
n. TV entenns/dish					J. Fireplace	- gas stat			***************************************			
o. Vent hood					k. Areplaçe							
p. Other					I. Wood bu	Stave	8		-			
Comments/explanations:					). Other	7				7		
					omments/e	explanation	14:					
					5/			-				
			, <u>, , , , , , , , , , , , , , , , , , </u>	ل ا	)>				· · · · · · · · · · · · · · · · · · ·			
2. ELECTRICAL SYSTEM			None/Not	\\X\\\	. PLUMB	ING/CLE	AN WA	YER SYSTE	vis:		Not	None/Not
a. Air purifier	Working	Working	Included	0/  -		_			•	Working	Working	Included
b. Celling fan(s) # of units			>		Plumbing							
c. Doorbell		-	e 69/	9	. Plumbing							
d, Garage door opener(s) # of controls	<u> </u>	d	<del>/</del> .		. water ne	ater type(s		ell that apply	<u> </u>			
c. Inside telephone widne:		W				c- 1		4 of units	-			
Blocks Jacks	1	/4	,		•.	Gas		of gallons	<u> </u>	<u> </u>		
f. Intercom/sound system	\e	<del>/  </del>	-			Electric		of gallons	<b>-</b>			
g. Ught fixtures	~	<del>-</del> -		- [		Propane		of gallons				
h. Security system, includes (check all that apply):					14/	Other	[i	t of gattons				
Smoke alarm   Fire alarm		1		<b>⊢</b>	Water pu Water so			~				i
Carbon monoxide detection	l	- 1		.  4	. MATEL 201					1.	.	
Own Lease	- 1	- 1	,		161	Own		Lease	<u> </u>			
Monitored by	I.	L		· F.	Jet tub	cowbaul u	leme:					
I. Detectors (check all that apply):	T	<del></del> -		- T								
Smoke alarm Propane	1	1	1	E								
Carbon monoxide		1		<u>h</u>	Pool		***	-				
J. Switches & outlets				1.	Pool equi	pment						
k. Bathroom vent fants				<u>).</u>	Sauna							
Who is your electrical service provider?				į k		und sprink	ler	·····				
p. Other				<u>!'.</u>	Տնուք բար	<del></del>						
Comments/explanations:				<u> </u>	eck all that	apply belo	SW:					
The state of the s			—	III.	. Septic		<u>\</u>	agoon				
	·	-		<u></u>			(	lstern				
					Other							
f-		-		c	mments/e)	Kplanation	51			~		
O. H. P. L. Mark				L			-					
Seller's initials @	Copyright	t 2010 To			ation of Rea	ALTORS",	Inc.				Buy	er's initial
Selier's initials				ed 4/201	J							

Page 1 of 4

\_ Buyer's Initials

ML5#\_

Property address: 1831 SW Seabrook Ave, Topeka, Ks

17857932500

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5. ROOF / EXTERIOR WALLS / INSULATION:				-				Da Not
a. Approximate age of roof surface:		T	Roof surface type;		T-	Yes	No	Kuna
b. Are you aware of any leaks in roof during your ow	nershlo7 If ves	. explain	helmu.					
c. Has roof been replaced and/or repaired during yo	ur ownershio?	If ves. e	rolain below			*		$V_{-}$
d. Do you know of any problems with roof and/or rai	In gutters? If ve	es expla	in helow,		,,,,		$\perp$	1
e. Does the structure include on Exterior insulated Fi	nish System (6	IFS17	The below.			*	1/	
f. Are you eware of any past and/or present moisture	e problems? If	Ves. eyn	lala below				1	
g. Location of insulation (check all that apply):	Ceiling	10,24				* /	1_	
	Walls	-	Attic ,	-	1			
*Comments/explanations:			Floors				7 <u>54</u>	<u> </u>
						wa-		
	V							
						····		
S. STRUCTURAL/FOUNDATION/WALLS:						_		I D.N.A
Are you aware of any past and/or present movement explain below.	nt, shifting, det	rerioratio	on, or other problems wis	h walls or	fauradesi - 216	Yes	No	Do Not Know
				0//		4		
. Are you aware of any past and/or present cracks and	d/or flaws in th	ne walls	and/or foundation? If yes	e plain I	below,	*	-	
Are you aware of any past and/or present water and								-
Afg you gutter of any	,	111 00101	ment and/bi crawi space	ryes, ex	plain below.	*		1 1
Are you aware of any past and/or present problems	with driveway	s, walkw	ays, patios and prepain	ing walls	If yes, explain below.	·		
Are you aware of any repairs and/or attempts to con	trol any of the	above?	If yes, explain below,					-
Check all that are applicable:	Basement	L	O awl space		-	Fight Gas		
,	ZieP		7 */	·				
omments/explanations:		-				<u></u>		
		6	7					
	-		/					
		V				•		
		N/						
WATER / DRAINAGE / SEWAGE:		7	,					
WATER / DRAINAGE / SEWAGE: Property is connected to (check all that apply)		7				Yes	No	Po Not Know
Property is connected to (check all that apply):	Claywater 1		Well			Yes	No	Po Not Know
Property is connected to (check all that apply):	Ckrywater '		Well Clstem			Yes	No	D. 10
Property is connected to (check all that apply):  If rural water, what is the district number?	water			umber:		Yes	No	D. 10
Property is connected to (check all that apply):  If rural water, what is the district number?  If you are on well water or cistern, has water ever bee	in tested?		Cistem	umber:		Yes	No	D. 10
Property is connected to (check all that apply):  If rural water, what is the district number?  If you are on well water or cistern, has water ever bee  If yes, did results show any contambation of fives.	in tested?	Torone torone	Clstem Phone n			Yes	No	D. 10
Property is connected to (check all that apply):  If rural water, what is the district number?  If you are on well water or cistern, has water ever bee  If yes, did results show any contamination if yes, e To your knowledge, have any neighbors were complaint below.	en tested? explain below. ned that subject		Clstem Phone no	problems		Yes	No	D. 10
Property is connected to (check all that apply):  If rural water, what is the district number?  If you are on well water or cistern, has water ever bee  If yes, did results show any contamination if yes, e  To your knowledge, have any neighbors over complaint  below.  Is the property located in a federally designated high-	tested? explain below. ned that subject		Clstem Phone no	problems		Yes		D. 10
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Property is connected to (check all that apply):  If rural water, what is the district number?  If you are on well water or cistern, has water ever bee  If yes, did results show any contamination of fyes, e To your knowledge, have any neighbors over complaint below.  Is the property located in a federally designated high- Property is connected to (check all that apply):  See Ho	en tested?  explain below.  risk flood or v  sewer system  ptic system  olding tank  d/or cleaned?  system, it MA  lating to the se	Y be req	Clstem Phone notes them drainage area, or are you aware County sawer system Private lagoon wired, at time of sale, to	problems  of a propo  Has a	osed change?  riser been installed?	Yes		Know
If rural water, what is the district number?  If you are on well water or cistern, has water ever been if yes, did results show any contamination if yes, e To your knowledge, have any neighbors ever complaint below.  It she property located in a federally designated high-Property is connected to (check all that apply): City:  See If septicsystem, when was it last serviced and the property is within the city limits and on a septic. The property is within the city limits and on a septic. The property is within the city limits and on a septic. The you aware of any past and/or present problems relives, explain below.  The you aware of any available or pending sewer or water you aware of any available or pending sewer or water and the property is within the city limits and on a septic. The year of any available or pending sewer or water you aware of any available or pending sewer or water you aware of any available or pending sewer or water you aware of any available or pending sewer or water you aware of any available or pending sewer or water you aware of any available or pending sewer or water you aware of any available or pending sewer or water you aware of any available or pending sewer or water you aware the your aware of any available or pending sewer or water your aware your aware of any available or pending sewer or water your aware your	in tested?  explain below.  risk flood by v.  risk flood by v.  sewer system  ptic system  olding tank  d/or cleaned?  system, it MA  lating to the se  ter connection	V be required were system.	Clstem Phone notes that the phone notes them drainage area, or are you awara of the phone notes area of the phone notes area of the phone notes area of the phone notes are note	problems of a propo Has a be connecting	riser been installed?  cted to the city  ad/or holding tank?	Yes		Know
If rural water, what is the district number?  If you are on well water or cistern, has water ever been fives, all results show any contamination fives, etcomplaints and the property located in a federally designated higher property is connected to (check all that apply):  If septic system, when was it last serviced and the property is within the city limits and on a septic. The property is within the city limits and on a septic.	in tested?  explain below.  risk flood by v.  risk flood by v.  sewer system  ptic system  olding tank  d/or cleaned?  system, it MA  lating to the se  ter connection	Y be required were system of the system of t	Clstem Phone notes them drainage area, or are you aware County sawer system Private lagoon wired, at time of sale, to	problems of a propo Has a be connecting	riser been installed?  cted to the city  ad/or holding tank?	Yes		Know

Property address: 1831 Sw Sonbrook Ave, Topeka, Ks

ML5#

8. BOUNDARIES / LAND / RESTRICTIONS / COVENANTS:	Yes	No	Do Not/
B. Do you have a copy of a (check all that apply): Pin survey Mortgage title inspection	-	110	Knoyo
b. Are the property survey plas visible or marked?	-	-	/
c. Are there any encroschment and/or boundary disputes? If yes, explain below.	-	-	r
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?	1-/		·
If yes, who has responsibility for the maintenance?	/		
Do you know of any gliding setting earth mayone we have and and a setting earth mayone we have and a setting earth mayone we have a setting earth may be a setting earth may		_	
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	-		
Contact Information:	┦ ]		
I. Are you aware of any conditions that may result in an increase in association assessments? If yes, explain to low.	-		
Are you ewere of any pending action(s) by any governmental or quasi-governmental grounds affected at the second and the second are second as a second	1		
white thing, coming cristiques, amexation, school district changes, etc.)? If yes, explain below.	*		
k. Are you aware of any special assessments on this property? (See attached document required by SA 12-601.)			
Are you aware of any pending bonds or assessments that apply to this property? If yes, explain below.  The list has property in the city limits?	8		
*Comments/explanations:			
Variation of expaniations:			
9. ENVIRONMENTAL DISCLOSURES:			Do Not
ENVIRONMENTAL DISCLOSURES:     Are you swars of the following hazardous and/or question the source of the following hazardous and the source of the sourc	Yes	Nα	Do Not Know
B. Are you aware of the following hazardous and/or questionable environmental conditions on the property (check all that soply)?	Yes	NΔ	
e. Are you sware of the following hazardous and/or questionable environmental conditions on the property (check all that sopply)?  Lead paint  Lead paint	Yes	Na Z	
Are you aware of the following hazardous and/or questionable environmental conditions on the property (check all that spply)?  Lead paint  products    Continue	Yes	No	
e. Are you sware of the following hazardous and/or questionable environmental conditions on the property (check all that spply)?  Lead paint products	Yes	No 	
a. Are you aware of the following hazardous and/or questionable environmental conditions on the property (check all that apply)?  Lead paint  Underground storage tanks  Gas, oil, and/or water wells	Yes	No	
Are you aware of the following hazardous and/or questionable environmental conditions on the property (check all that apply)?  Lead paint	Yes	Na Na	
B. Are you aware of the following hazardous and/or questionable environmental conditions on the property (check all that apply)?  Lead paint products  Underground storage tanks  Methane gas  Radioactive material Landfill  Mineshaft Expansive soil	Yes	No.	
B. Are you aware of the following hazardous and/or questionable environmental conditions on the property (check all that apply)?  Lead paint products  Underground storage tanks  Methane gas  Radioactive material Landfill  Mineshaft Expansive soil	Yes	No.	
a. Are you aware of the following hazardous and/or questionable environmental conditions on the property (check all that apply)?  Lead paint products  Underground storage tanks  Methane gas  Radioactive material  Mineshaft  Toxic materials  Discoloration of soll or vegetation  Disheers in wet areas  b. Are you aware of any noxious weeds and/or plants (i.e., poison law, poison pak, thistles, etc.)?		No.	
B. Are you aware of the following hazardous and/or questionable environmental conditions on the property (check all that apply)?  Lead paint products  Underground storage tanks Gas, oil, and/or water wells  Methane gas Radioactive material Landfill  Mineshaft Expansive soil  Toxic materials Discoloration of soil or vegetation  Disheers in wet areas  b. Are you aware of any noxious weeds and/or plants (i.e., poison lw, poison pak, thistles, etc.)?  Are you aware of any other candition that you deem to be a hazardous and/or questionable environmental condition? If yes, please identify and explain below		Na -	
a. Are you aware of the following hazardous and/or questionable environmental conditions on the property (check all that apply)?  Lead paint		Na	
a. Are you aware of the following hazardous and/or questionable environmental conditions on the property (check all that apply)?  Lead paint		Na	
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Seller's Initials

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Buyer's initials

\_\_Seller's Initials

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Buyer's initials

10. OTHER DISCLOSURES								
					Yes	No	Т	
a. Are you aware of any additions and/or alterations on the property without a building permit? If yes, explain below.								
The same of the sa	Diain helow					<del>  /</del>	1	
Do any bedrooms have non-conforming fire egress v     Have you kept pets in the dwelling?	Indow(s)7 If yes, exp	olain below.				+	$\perp$	
e. When were the following last cleaned?	•					<del> </del>	1	
are following 1257 cleaved.	Fireplace		Wood stove	10	4		L	
*Comments/explanations:	Chimney		Flue	10				
and a beautiful				with the same			W,	
			10	<del></del>				
11. DAMAGE DISCLOSURES:				*				
a. Are there any trees and/or shrubs diseased or dead?		G.,	<b>`</b>		Yes	No	b	
b. Do you have now knowledge after the all				1/4/2	-	<del>  ````</del> -}		
b. Do you have any knowledge of termites, other wood of Are you aware of any damage to the proposition	estroying insects, an	d/or de on or aff	ecting the property	7	+		Taxon	
			, and/or dry rot?		<del>  </del>			
and a best country Lebour and	or treatments footby	property?		-	┼──┤			
If yes, name of company	r:   C/							
Is property currently under contract by a licensed pest	control company for	termites and/or other	f word destanded	(neacta)				
If Vet name of comman.				insecrat				
Are you aware of any past and/or present dange-sue	to wind, fire, flood, r	Codents and/or natio						
and meta tebanta titanga	, , , , , ,	- verial, who, of bergi		ļ				
If yes, name of company:								
Have you had insurance claims during your ownership?			Date:		97 (SA)			
If yes, were repairs made? If yes, explain below.				. [				
Are you presently or have you ever been involved in any and/or workmanship for this property? If yes, explain be	litigation or received	d benefit from any cla	iss action sult repar	dingeneral				
Are you aware of any other facts, conditions, and/or circ property? If yes, explain below.	ow, Unistances that may	· ·		with the fall line		l l		
property/ if yes, explain below. mments/explanations:		street tue Asine' peu	eficial use, and/or d	lestrability of this				
- A syliahations								
k one:	,							
Seller cartifies that the information herein is true and authorized any additional items that may become known any liability incurred as a result of such known any liability incurred as a result of such known any liability incurred as a result of such known and liability incurred as a result of such known and liability incurred as a result of such known and liability incurred as a result of such known and liability incurred as a result of such known and liability incurred as a such	id correct to the b	est of Fall-1. I	*					
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eller (or Seller's representative) has not occupied c onditions represented in this form. Seller, therefore	r personally mana	sed this property is	n 4h					
onditions represented in this form. Seller, therefore	, may be unable to	make representation	on as to all condit	— kears and ma	y not be f	amiliar w	ìth	
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Oate		Seller(s)		D	ate <sup>,</sup>			
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Is urged to carefully inspect the property and, if a of the property of which the Seller has no knowle either the Seller nor any Broker(s) or Agent(s) invo also acknowledges that he have seen	esirea, nave the p dae and that this	roperty Inspected E	y a qualified insp	ector. Buyer und	erstands :	that then	a 64	
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also acknowledges that he has read and received a	signed copy of th	Is statement from	It astecting or re Soller or Sollode I	pairing physical a	defects in	the prop	ert	
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Date:								

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