



SELLER'S PROPERTY DISCLOSURE STATEMENT

(To be completed by Seller)

Sunflower Association of REALTORS®, Inc.



Property Address: 12002 K-4 Hwy Valley Falls, KS

Date: 10-18-16

Approximate age of property: _____

Date Purchased: 1965?

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

Comments/explanations:

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

l. Who is your electric service provider?

m. Other:

Comments/explanations:

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

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)? <input type="checkbox"/> Pin survey <input type="checkbox"/> Mortgage title inspection				
b. Are the property survey pins visible or marked?				<input checked="" type="checkbox"/>
c. Are there any encroachment and/or boundary disputes? <i>If yes, explain below.</i>			<input checked="" type="checkbox"/>	
d. Is there fencing on the property?		<input checked="" type="checkbox"/>		
If yes, does the fencing belong to the property?		<input checked="" type="checkbox"/>		
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? <i>If yes, explain below.</i>			<input checked="" type="checkbox"/>	
g. Are there any zoning, building, and/or restrictive covenant violations? <i>If yes, explain below.</i>				<input checked="" type="checkbox"/>
h. Is the property subject to rules or regulations of a homeowners association?			<input checked="" type="checkbox"/>	
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? <i>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 changes, annexation, school district changes, etc.)? <i>If yes, explain below.</i>			<input checked="" type="checkbox"/>	
k. Are you aware of any special assessments on this property? <i>(See attached document required by KSA 12-601.)</i>				
l. Are you aware of any pending bonds or assessments that apply to this property? <i>If yes, explain below.</i>			<input checked="" type="checkbox"/>	
m. Is the property in the city limits?			<input checked="" type="checkbox"/>	

COMMENTS:

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 checked="" 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 checked="" type="checkbox"/>		
c. Are you aware of any other condition that you deem to be a hazardous and/or questionable environmental condition? <i>If yes, please identify and explain below.</i>			<input checked="" 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 checked="" type="checkbox"/>		
e. Have you had inspections for mold or mildew?		<input checked="" type="checkbox"/>		
f. Have you received any reports pertaining to mold and/or mildew on or within the structure?		<input checked="" type="checkbox"/>		

COMMENTS:

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? <i>If yes, explain below.</i>			<input checked="" type="checkbox"/>	
b. Is the present use a non-conforming use? <i>If yes, explain below.</i>			<input checked="" type="checkbox"/>	
c. Do any bedrooms have non-conforming fire egress window(s)? <i>If yes, explain below.</i>				<input checked="" type="checkbox"/>
d. Have you kept pets in the dwelling?		<input checked="" type="checkbox"/>		
e. When were the following last cleaned? Fireplace _____ Wood stove <u>2016</u> Chimney <u>2015</u> Flue <u>2015</u>				

COMMENTS:

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: _____		✓		
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:				

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

Roberta E. Hagemann 9/12/16
Date

SELLER

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

Date

BUYER

Date