

## SELLER'S PROPERTY DISCLOSURE STATEMENT



Date Purchased: 1965



Valle Falls Property Address: Approximate age of property: 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 statement. **APPLIANCES** Please note that personal property items listed on this None/Not form are not included unless specified in the contract.) Working Not Working Included Built-in vacuum system Clothes dryer Clothes washer d. Dishwasher Disposal Freezer Gas grill Built-in microwave Built-in oven Kitchen cook top/range Kitchen refrigerator Room air conditioner # of units Trash compactor TV antenna/dish Vent hood Comments/explanations: None/Not 2. ELECTRICAL SYSTEM Working Air purifier b. Ceiling fan(s) # of units Doorbell Garage door opener(s) # of units Inside telephone wiring Intercom/sound system Light fixtures Security system, includes (check all that apply): ☐ Smoke alarm ☐ AV (security cameras) ☐ Fire alarm ☐ Carbon monoxide detection □ Own □ Lease Monitored by: Detectors (check all that apply) ☐ Smoke alarm ☐ Carbon monoxide ☐ Propane Switches & outlets Bathroom vent fan(s) Who is your electric service provider? m. Other: Comments/explanations:

_	HEATING & COOLING SYSTEMS	Working	Not Working	None/No Included
a.	Attic fan			v
b.	Central air conditioning	1		
c.	Electronic air cleaner			1
d.	Heat pump			1
e.	Heating system type(s) (check all that apply):			
	☐ Gas ☐ Electric ☑ Propane ☐ Other	L		
ī.	Humidifier			1_
g.	Propane tank			
	# of gallons		-1	***************************************
	☐ Own ☐ Lease If leased, company name:			
١.	Fireplace - wood # of units			
	Fireplace - gas # of units			· · · · · · · · · · · · · · · · · · ·
	Fireplace - gas starter # of units			——————————————————————————————————————
ί,	Wood burning stove	1		
	Other			-1
Col	mments/explanations:			
				***************************************
			,	
	PLUMBING / CLEAN WATER SYSTEMS	Working	Not Working	None/Not Included
	Plumbing pipes			
	Plumbing fixtures			
	Plumbing fixtures  Water heater type(s) (check all that apply):			****
•				
	Water heater type(s) (check all that apply):			
	Water heater type(s) (check all that apply): # of units			**************************************
	Water heater type(s) (check all that apply): # of units # of gallons			
	Water heater type(s) (check all that apply):  # of units Gas # of gallons ☐ Electric # of gallons			
	Water heater type(s) (check all that apply):  # of units  Gas # of gallons  □ Electric # of gallons  ☑ Propane # of gallons			1
	Water heater type(s) (check all that apply): # of units Gas # of gallons □ Electric # of gallons □ Propane # of gallons □ Other # of gallons			
	Water heater type(s) (check all that apply):  # of units Gas # of gallons □ Electric # of gallons □ Propane # of gallons □ Other # of gallons Water purifier			V
	Water heater type(s) (check all that apply):  # of units  Gas # of gallons  Electric # of gallons  Propane # of gallons  Other # of gallons  Water purifier  Water softener			V
	Water heater type(s) (check all that apply):  # of units  Gas # of gallons  Electric # of gallons  Other # of gallons  Water purifier  Water softener  Own Lease If leased, company name:			V
	Water heater type(s) (check all that apply):  # of units.  # of gallons  Description  # of gallons  Other  # of gallons  Other  # of gallons  Water purifier  Water softener  Own  Lease  If leased, company name:  Jet tub			V
	Water heater type(s) (check all that apply):  # of units  Gas # of gallons  Electric # of gallons  Propane # of gallons  Other # of gallons  Water purifier  Water softener  Own Lease If leased, company name:  Jet tub  Hot tub			1
	Water heater type(s) (check all that apply):  # of units Gas # of gallons □ Electric # of gallons □ Other # of gallons □ Water purifier  Water softener □ Own □ Lease If leased, company name:  Jet tub  Hot tub  Pool			V
	Water heater type(s) (check all that apply):  # of units # of gallons			V
	Water heater type(s) (check all that apply):  # of units  Gas # of gallons  Electric # of gallons  Other # of gallons  Water purifier  Water softener  Own Lease If leased, company name:  Jet tub  Hot tub  Pool  Pool equipment  Sauna  Underground sprinkler			
	Water heater type(s) (check all that apply):  # of units			
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	Water heater type(s) (check all that apply):  # of units			

5. ROOF / EXTERIOR WALLS / INSULATION			
a. Approximate age of roof surface Roof surface type:	Yes	No	Do Not Kr
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):			
COMMENTS:			
6. STRUCTURAL / FOUNDATION / WALLS			
a. Are you aware of any past and/or present movement, shifting, deterioration, or other problems with wall or foundation? If yes, explain below.	Yes	No	Do Not Kno
b. Are you aware of any past and/or present cracks and/or flaws in the walls and/or foundation? If yes, explain below.		in	
c. Are you aware of any past and/or present water and/or dampness in basement and/or crawl space? If yes, explain below.		1	
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.		<u>i</u>	
f. Check all that are applicable: ☐ Basement ☐ Crawl space ☐ Slab			
COMMENTS:			
7. WATER / DRAINAGE / SEWAGE	7	т	<del></del>
	Yes	No	Do Not Know
a. Property connected to (check all that apply): □ City water □ Well □ Cistern ☒ Rural water  If Rural Water: District # ② Phone: 1 × 5 − 9 + 5 − 3 2 + 5	2		
b. If on well water: To your knowledge, has water ever been tested during your ownership?			1
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.		i	
d. Is the property located in a federally designated high-risk flood or wetlands area, or are you aware of a proposed change?		<i>i</i>	
e. Property is connected to (check all that apply):  City sewer system  County sewer system  Private lagoon  Holding tank	L		(11111111111111111111111111111111111111
If septic system, when was it last serviced and/or cleaned?			during
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	<u> </u>		
. Are you aware or any past and/or present problems relating to the sewer system, septic tank, private lagoon, and/or holding tank? If yes, explain			
ociow.		1	
Are you aware of any available or pending sewer or water connection? If yes, explain below.		1	
MMENTS:			
		****	

8. BOUNDARIES / LAND / RESTRICTIONS / COVENANTS	Yes	No	Do Not Kno
a. Do you have a copy of a (check all that apply)? ☐ Pin survey ☐ Mortgage title inspection		110	DO NOT KIN
b. Are the property survey pins visible or marked?			,
c. Are there any encroachment and/or boundary disputes? If yes, explain below.		1	1
d. Is there fencing on the property?	1/	,	
If yes, does the fencing belong to the property?	10		1
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?	L	1	
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.		1	
g. Are there any zoning, building, and/or restrictive covenant violations? If yes, explain below.			1
h. Is the property subject to rules or regulations of a homeowners association?		1	
If yes, what are the dues? Amount per Contact information:			1
i. Are you aware of any conditions that may result in an increase in association assessments? If yes, explain below.			T
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.		1	
k. Are you aware of any special assessments on this property? (See attached document required by KSA 12-601.)			
I. Are you aware of any pending bonds or assessments that apply to this property? If yes, explain below.		1	
m. Is the property in the city limits?		V	
COMMENTS:			
			- Andrew - Andrew
			7
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)?  ☐ Lead paint ☐ Asbestos/urea formaldehyde foam insulation or products ☐ Underground storage tanks ☐ Gas, oil, and/or water wells ☐ Methane gas ☒ Radon gas ☐ Radioactive material ☐ Landfill ☐ Mineshaft ☐ Expansive soil ☐ Toxic materials ☐ Discoloration of soil or vegetation ☐ Oil sheers in wet areas			
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Lead paint	1	L	
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Lead paint	\ \triangle \tri	L	
Lead paint  Asbestos/urea formaldehyde foam insulation or products  Underground storage tanks  Gas, oil, and/or water wells  Methane gas  Radon gas  Radioactive material  Amineshaft  Expansive soil  Toxic materials  b. Are you aware of any noxious weeds 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 inspections for mold or mildew?	\ \rac{1}{\chi}}}}}}} \right.}} \right.} \right.		
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Lead paint	Yes	No V	Do Not Know
Lead paint Asbestos/urea formaldehyde foam insulation or products Underground storage tanks Gas, oil, and/or water wells Methane gas Radon gas Radioactive material Landfill Mineshaft Expansive soil Toxic materials  b. Are you aware of any noxious weeds 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 inspections for mold or mildew?  f. Have you received any reports pertaining to mold and/or mildew on or within the structure?  COMMENTS:  10. OTHER DISCLOSURES  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.	Yes	No V	Do Not Know
Lead paint	Yes	No V	Do Not Know
Lead paint   Asbestos/urea formaldehyde foam insulation or products   Underground storage tanks   Gas, oil, and/or water wells   Methane gas   Radion gas   Radioactive material   Landfill   Mineshaft   Expansive soil   Toxic materials     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration of soil or vegetation   Oil sheers in wet areas     Discoloration   Oil sh	Yes	No V	Do Not Know
Lead paint	Yes	No V	Do Not Know
Lead paint	Yes	No V	Do Not Know
Lead paint	Yes	No V	Do Not Know
Lead paint	Yes	No V	Do Not Know
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Seller certifies that the information herein is true and correct to the best of Seller's knowledge as Seller agrees to notify Buyer of any additional items that may become known to the Seller before clearly hold the Real Estate Broker(s) harmless from any liability incurred as a result of any third-par 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 familiar with all conditions represented in this form. Seller, therefore, may be unable to make representative in the property of the property and, if desired, have the property inspected by a qualified inspective are areas of the property of which Seller has no knowledge and that this disclosure statement does not acknowledges that neither the Seller nor any Broker(s) or Agent(s) involved in this transaction is an exployed defects in the property. Buyer also acknowledges that he has read and received a signed copy of Seller's Agent.  Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind. Buyer agrees to present condition only, without warranties or guarantees of any kind by Seller or any Broker(s) concerning to property. There are no representations concerning the condition or value of the property made by Seller or Broker(s).	years entation as to bector. Buyer encompass the pert at detect this statement of purchase the condition	Date  c understance areas ting or reality or property	not litions.  ands the Buyspairing eller
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Check One:	<b>-</b> - <b>-</b>		
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? It yes, explain below.	f	1	-
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.		4	
g. Have you had insurance claims during your ownership?			سنه
If yes, name of company:  Date:	<u> </u>		
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?	L		
If yes, name of company:	L		
e. Is property currently under contract by a licensed pest control company for termites and/or other wood destroying insects:		1	
If yes, name of company:		1	
d. Have you had termite and/or pest control reports and/or treatments for the property?  If yes, name of company:			1
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:			1
<ul> <li>b. Do you have any knowledge of termites, other wood destroying insects, and/or dry rot on or affecting the property?</li> <li>c. Are you aware of any damage to the property caused by termites, other wood destroying insects, and/or dry rot?</li> <li>d. Have you had termite and/or pest control reports and/or treatments for the property?</li> <li>If yes, name of company:</li> </ul>			
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