



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



Property address

509 Linn St. Valley Falls, KS

Date

5/22/17

Approximate age of property

117

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:			

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 Jacks			
f. Intercom/sound system			
g. Light fixtures			
h. Security system, includes (check all that apply): Smoke alarm Fire alarm Carbon monoxide detection Own Lease Monitored by			
i. Detectors (check all that apply): Smoke alarm Propane Carbon monoxide			
j. Switches & outlets			
k. Bathroom vent fan(s)			
l. Who is your electrical service provider?			
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 Propane Electric Other			
f. Humidifier			
g. Propane tank # of gallons Own Lease			
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			
j. 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 # of gallons Electric # of gallons Propane # of gallons Other # of gallons			
d. Water purifier			
e. Water softener Own Lease			
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 Lagoon			
n. Well Cistern			
o. Other			
Comments/explanations:			

AB Seller's initials
____ Seller's initials

Property address: 509 Lawn St. Valley Falls, KS MLS # _____

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?				Phone 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?				Has a riser been installed?		
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:						

[Signature] Seller's initials
____ Seller's initials

Property address:

509 Low St. Valley Falls

MLS #

8. BOUNDARIES / LAND / RESTRICTIONS / COVENANTS:				Yes	No	Do Not Know
a. Do you have a copy of a (check all that apply):	Pin survey		Mortgage title inspection			
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		Per			
Contact information:						
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		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						
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.				*		
<i>Mold and mildew occur in practically all residential properties and certain types can cause health problems to certain people.</i>						
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:						

Seller's initials

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Buyer's initials

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10. OTHER DISCLOSURES

a. Are you aware of any additions and/or alterations on the property without a building permit? If yes, explain below.

Yes

No

Do Not Know

b. Is the present use a non-conforming using? 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:

a. Are there any trees and/or shrubs diseased or dead?

Yes

No

Do Not Know

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/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 EVER 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) Donna Fatah Date: 5/22/17 Seller(s) _____ Date: _____
by Donna Fatah

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: _____