



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



Property address

12379. 244th Lane.
1993.

Date

10-9-12.

Approximate age of property

Date purchased

1956

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	Working	Not Working	None/Not Included
(Please note that personal property items listed on this form are not included unless specified in the contract.)			
a. Built-in vacuum system			N/A
b. Clothes dryer			N/A
c. Clothes washer			N/A
d. Dishwasher		X	None
e. Disposal			N/A
f. Freezer			N/A
g. Gas grill			None
h. Built-in microwave oven			N/A
i. Built-in oven	✓		
j. Kitchen cook top/range	✓		
k. Kitchen refrigerator			N/A
l. Room air conditioner # of units			N/A
m. Trash compactor			N/A
n. TV antenna/dish			N/A
o. Vent hood	✓		
p. Other			
Comments/explanations: Oven on stove need some work. Does not heat up every time.			

3. HEATING & COOLING SYSTEMS:	Working	Not Working	None/Not Included
a. Attic fan	✓		N/A
b. Central air conditioning			N/A
c. Electronic air cleaner			N/A
d. Heat pump			N/A
e. Heating system type(s) (check all that apply):			
Gas <input type="checkbox"/> Electric <input type="checkbox"/>			
Propane <input checked="" type="checkbox"/> Other <input type="checkbox"/>	✓		
f. Humidifier			N/A
g. Propane tank # of gallons	✓		
Own <input checked="" type="checkbox"/> Lease <input type="checkbox"/>			
If leased, company name:			
h. Fireplace - wood # of units			N/A
i. Fireplace - gas # of units			N/A
j. Fireplace - gas starter			N/A
k. Fireplace insert			N/A
l. Wood burning stove			N/A
m. Other			
Comments/explanations: Natural gas hook up is available.			

2. ELECTRICAL SYSTEM	Working	Not Working	None/Not Included
a. Air purifier			None
b. Ceiling fan(s) # of units	3	X	
c. Doorbell			N/A
d. Garage door opener(s) # of controls			None
e. Inside telephone wiring: Blocks <input type="checkbox"/> Jacks <input checked="" type="checkbox"/>	3	X	
f. Intercom/sound system			None
g. Light fixtures	X		
h. Security system, includes (check all that apply):			
Smoke alarm <input type="checkbox"/> Fire alarm <input type="checkbox"/>			
Carbon monoxide detection			N/A
Own <input type="checkbox"/> Lease <input type="checkbox"/>			
Monitored by			
i. Detectors (check all that apply):			
Smoke alarm <input checked="" type="checkbox"/> Propane <input type="checkbox"/>			
Carbon monoxide <input type="checkbox"/>		X	
j. Switches & outlets	X		
k. Bathroom vent fan(s)	X		
l. Who is your electrical service provider?	City of Halton		
p. Other			
Comments/explanations: Smoke Alarms Need Batteries or may need whole new alarms.			

4. PLUMBING/CLEAN WATER SYSTEMS:	Working	Not Working	None/Not Included
a. Plumbing pipes	X		
b. Plumbing fixtures	X		
c. Water heater type(s) (check all that apply):			
# of units			
Gas # of gallons			
Electric <input checked="" type="checkbox"/> # of gallons	40	X	
Propane # of gallons			
Other # of gallons			
d. Water purifier			N/A
e. Water softener			N/A
Own <input type="checkbox"/> Lease <input type="checkbox"/>			
If leased, company name:			
f. Jet tub			None
g. Hot tub			None
h. Pool			None
i. Pool equipment			None
j. Sauna			N/A
k. Underground sprinkler			N/A
l. Sump pump	X		
Check all that apply below:			
m. Septic 3 ✓	Lagoon ✓		
n. Well 3 ✓	Cistern N/A		
o. Other			
Comments/explanations: Sump pump is in basement of the building to the South house.			

ELK Seller's initials

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Buyer's initials

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Page 1 of 4

Buyer's initials

Seller's initials

MLS: 170504

House is hooked to Lagoon. Septic Tanks are old ones from trailers. etc.

Property address: 12379 24th Lane, HoltanMLS # 170504

5. ROOF / EXTERIOR WALLS / INSULATION:				Yes	No	Do Not Know
a. Approximate age of roof surface:	<u>3 yrs</u>	Roof surface type:	<u>asphalt.</u>			
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)?						N/A
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	<input checked="" type="checkbox"/>	Attic	<input checked="" type="checkbox"/>		
	Walls	<input checked="" type="checkbox"/>	Floors	<input checked="" type="checkbox"/>		
*Comments/explanations: <u>Leak in Roof in bathroom off of kitchen before roof was fixed.</u>						

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	<input type="checkbox"/>	Crawl space	<input checked="" type="checkbox"/>		
	Slab	<input type="checkbox"/>				
*Comments/explanations: <u>Crack in Front L.R.</u>						

There is 2. basements on the property under 2 of the buildings. One building is on the north of house the other to the south of the house.

7. WATER / DRAINAGE / SEWAGE:				Yes	No	Do Not Know
a. Property is connected to (check all that apply):	City water	<input type="checkbox"/>	Well	<input checked="" type="checkbox"/>		
	Rural water	<input type="checkbox"/>	Cistern	<input type="checkbox"/>		
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	<input type="checkbox"/>	County sewer system	<input type="checkbox"/>		
	Septic system	<input type="checkbox"/>	Private lagoon	<input checked="" type="checkbox"/>		
	Holding tank	<input type="checkbox"/>		<input type="checkbox"/>		
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:						

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Revised 4/2010

Page 2 of 4

____ Buyer's initials

Property address: 12379 244th Ln, HoltonMLS # 170504

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		<input checked="" type="checkbox"/>	
b. Are the property survey pins visible or marked?				<input checked="" type="checkbox"/>		
c. Are there any encroachment and/or boundary disputes? If yes, explain below.				<input checked="" type="checkbox"/>		
d. Is there fencing on the property?					<input checked="" type="checkbox"/>	
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?						<input checked="" type="checkbox"/>
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.				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Are there any zoning, building, and/or restrictive covenant violations? If yes, explain below.				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
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.				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
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.				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
k. Are you aware of any special assessments on this property? (See attached document required by KSA 12-601.)				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
l. Are you aware of any pending bonds or assessments that apply to this property? If yes, explain below.				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
m. Is the property in the city limits?				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
*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.)?					<input checked="" type="checkbox"/>	
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.				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<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?					<input checked="" type="checkbox"/>	
e. Have you had an 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/explanations:						

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Page 3 of 4

____ Buyer's initials

Property address: 12379 244th Ln, HoltonMLS # 170504

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

11. DAMAGE DISCLOSURES:				Yes	No	Do Not Know
a. Are there any trees and/or shrubs diseased or dead?					X	
b. Do you have any knowledge of termites, other wood destroying insects, and/or dry rot on or affecting the property?					X	
c. Are you aware of any damage to the property caused by termites, other wood destroying insects, and/or dry rot?					X	
d. Have you had termite and/or pest control reports and/or treatments for the property?					X	
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?					X	
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?					X	
If yes, were repairs made?						
If yes, name of company: _____ Date: _____						
g. Have you had insurance claims during your ownership?				X		
If yes, were repairs made? If yes, explain below.				X		
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.					X	
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.					X	
*Comments/explanations: <u>Roof was Repaired Replaced.</u>						

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) Emmitt L. Heyard Date 10/9/12 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: _____