

SELLER'S PROPERTY DISCLOSURE STATEMENT



(To be completed by Seller) Sunflower Association of REALTORS®, Inc.

Winchester Property Address: Date Purchased: 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 of the property will rely upon the accuracy of facts and opinions set forth in this statement None/Not 1. APPLIANCES 3. HEATING & COOLING SYSTEMS Not Working Included Please note that personal property items listed on this None/Not Included form are not included unless specified in the contract.) Working Not Working Attic fan Built-in vacuum system Central air conditioning Clothes dryer Electronic alr cleaner Clothes washer d. Heat pump Dishwasher Heating system type(s) (check all that apply): Disposal ☐ Gas DElectric Freezer Humidifier Propane tank Built-in microwave # of gallons Built-in oven If leased, company name: Kitchen cook top/range □ Own Kitchen refrigerator Fireplace - wood # of units Room air conditioner Fireplace - gas # of units Trash compactor Fireplace - gas starter TV antenna/dish Wood burning stove Vent hood Other Comments/explanations: Comments/explanations: None/Not PLUMBING / CLEAN WATER SYSTEMS None/Not Plumbing pipes Working Not Working 2. ELECTRICAL SYSTEM Plumbing fixtures Air purifier Water heater type(s) (check all that apply): Ceiling fan(s) # of units ☐ Gas # of gallons Garage door opener(s) # of units Electric # of gallons Inside telephone wiring Propane # of gallons Intercom/sound system □ Other # of gallons Light fixtures Water purifier Water softener Security system, includes (check all that apply): □ Own □ Lease If leased, company name: ☐ Smoke alarm ☐ AV (security cameras) Jet tub ☐ Fire alarm ☐ Carbon monoxide detection Hot tub ☐ Own ☐ Lease Monitored by: Pool Detectors (check all that apply) Pool equipment □ Propane Switches & outlets Underground sprinkler Bathroom vent fan(s) Sump pump Who is your electric service provider? Check all that apply below: ☐ Septic Lagoon Comments/explanations: **₩** Well Cistern Olher Comments/explanations: Buver's initials

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Page 1 of 4 Revised 08/2016

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Property Address: 17928 182nd Winchester Date: 5. ROOF / EXTERIOR WALLS / INSULATION a. Approximate age of roof surface 2014 Roof surface type: Stanges	5-7-19	8	
5. ROOF / EXTERIOR WALLS / INSULATION	Yes	No	Do Not Know
a. Approximate age of roof surface 2014 Roof surface type: Stanges	100		DO NOT MILE
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.	1		
d. Do you know of any problems with roof and/or rain gutters? If yes, explain below.		2	
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.		V	
g. Location of insulation (check all that apply): Ceiling Attic Walls Floors COMMENTS:			
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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 wall 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.		V	
d. Are you aware of any past and/or present problems with driveways, walkways, patios, and/or retaining walls? If yes, explain below.		V	
e. Are you aware of any repairs and/or attempts to control any of the above? If yes, explain below.		<u></u>	
f. Check all that are applicable: X Basement Crawl space Slab			
7. WATER / DRAINAGE / SEWAGE	Yes	No	Do Not Know
a. Property connected to (check all that apply): City water Rural water	V		
If Rural Water: District # Phone:			
			-
b. If on well water: To your knowledge, has water ever been tested during your ownership?			
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? For more information, visit FEMA's Flood Map Service Center at https://msc.fema.gov.)		~	
e. Property is connected to (check all that apply): City sewer system County sewer system Septic system Private lagoon Holding lank			
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	8		
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.		V	
g. Are you aware of any available or pending sewer or water connection? If yes, explain below.			_
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new propare sustem	10) Qr	np
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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)? Pin survey Mortgage title inspection		V	
b. Are the property survey pins visible or marked?		~	
c. Are there any encroachment and/or boundary disputes? If yes, explain below.		V	
d. Is there fencing on the property?			
If yes, does the fencing belong to the property?	V		
e. Are there property features shared in common with adjoining landowners, such as walls, fences, roads, and/or driveways?		L	_
If yes, who has responsibility for the maintenance?			
 Do you know of any sliding, settling, earth movement, upheaval, and/or earth stability problems that have occurred on the property? If yes, below. 	explain	V	
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?		レ	
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.		L	
j. Are you aware of any pending action(s) by any governmental or quasi-governmental agencies affecting the property (i.e., street widening, z changes, annexation, school district changes, etc.)? If yes, explain below.	oning	レ	_
k. Are you aware of any special assessments on this property? (See attached document required by KSA 12-601.)		V	
I. Are you aware of any pending bonds or assessments that apply to this property? If yes, explain below.		L	
m. Is the property in the city limits?		1	
COMMENTS:			
	+1		
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 was Methane gas Radon gas Radioactive material Landfill Mineshaft Expansive soil Toxic materials Discoloration of soil or vegetation Oil sheers in wet areas	vells		
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 explain below.	and	<u></u>	
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?		<u></u>	
f. Have you received any reports pertaining to mold and/or mildew on or within the structure?)/	
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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.			
b. Is the present use a non-conforming use? 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. Have you ever smoked on the premises during your ownership? If yes, explain below.			
f. When were the following last cleaned? Fireplace Wood stove Chimney Flue		-	
COMMENTS:			
Seller's initials Seller's initials Buyer's initials	Bi	ıyer's init	ials

Property Address: 17728 182nd ST Winchester Date: 5	-7-1	8	
11, DAMAGE DISCLOSURES	Yes	No	Do Not Know
a. Are there any trees and/or shrubs diseased or dead?		L	
b. Do you have any knowledge of termites, other wood destroying insects, and/or dry rot on or affecting the property?		V	
c. Are you aware of any damage to the property caused by termites, other wood destroying insects, and/or dry rot?		V	
d. Have you had termite and/or pest control reports and/or treatments for the property?		1	
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:			
Are you aware of any past and/or present damage due to wind, fire, flood, rodents, and/or pets?	V	000	
If yes, were repairs made?	1000	W C	
If yes, name of company: 22 Constructions Date: 2014			
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.		L	
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.		2	
COMMENTS: You Suding			
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new look			
Seller certifies that the information herein is true and correct to the best of Seller's knowledge as of Seller agrees to notify Buyer of any additional items that may become known to the Seller before closin hold the Real Estate Broker(s) harmless from any liability incurred as a result of any third-party is 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.	ng. Seller reliance	further on the o	agrees to disclosure ay not be
SELLER SELLER SELLER Date	_ == ==	Date	_
Buyer is urged to carefully inspect the property and, if desired, have the property inspected by a qualified inspect there are areas of the property of which Seller has no knowledge and that this disclosure statement does not enc acknowledges that neither the Seller nor any Broker(s) or Agent(s) involved in this transaction is an exper physical defects in the property. Buyer also acknowledges that he has read and received a signed copy of this Seller's Agent.	ompass t t at dete	those are cting or	eas. Buyer repairing
Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind. Buyer agrees to p present condition only, without warranties or guarantees of any kind by Seller or any Broker(s) concerning the property. There are no representations concerning the condition or value of the property made by Seller or Broke except as may be fully set forth in writing and signed by them.	e condition	on or va	alue of the
BUYER BUYER			
Date		Date	— €7



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m. Is the property in the city limits?		1	
COMMENTS:			
	+1		
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 was Methane gas Radon gas Radioactive material Landfill Mineshaft Expansive soil Toxic materials Discoloration of soil or vegetation Oil sheers in wet areas	vells		
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c. Are you aware of any other condition that you deem to be a hazardous and/or questionable environmental condition? If yes, please identify explain below.	and	<u></u>	
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?		<u></u>	
f. Have you received any reports pertaining to mold and/or mildew on or within the structure?)/	
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10. OTHER DISCLOSURES	Yes	No	Do Not Know
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Property Address: 17728 182nd ST Winchester Date: 5	-7-1	8	
11, DAMAGE DISCLOSURES	Yes	No	Do Not Know
a. Are there any trees and/or shrubs diseased or dead?		L	
b. Do you have any knowledge of termites, other wood destroying insects, and/or dry rot on or affecting the property?		V	
c. Are you aware of any damage to the property caused by termites, other wood destroying insects, and/or dry rot?		V	
d. Have you had termite and/or pest control reports and/or treatments for the property?		1	
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:			
Are you aware of any past and/or present damage due to wind, fire, flood, rodents, and/or pets?	V	000	
If yes, were repairs made?	1000	W C	
If yes, name of company: 22 Constructions Date: 2014			
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.		L	
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.		2	
COMMENTS: You Suding			
Elipania Cuen			
new look			
Seller certifies that the information herein is true and correct to the best of Seller's knowledge as of Seller agrees to notify Buyer of any additional items that may become known to the Seller before closin hold the Real Estate Broker(s) harmless from any liability incurred as a result of any third-party is 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.	ng. Seller reliance	further on the o	agrees to disclosure ay not be
SELLER SELLER SELLER Date	_ == ==	Date	_
Buyer is urged to carefully inspect the property and, if desired, have the property inspected by a qualified inspect there are areas of the property of which Seller has no knowledge and that this disclosure statement does not enc acknowledges that neither the Seller nor any Broker(s) or Agent(s) involved in this transaction is an exper physical defects in the property. Buyer also acknowledges that he has read and received a signed copy of this Seller's Agent.	ompass t t at dete	those are cting or	eas. Buyer repairing
Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind. Buyer agrees to p present condition only, without warranties or guarantees of any kind by Seller or any Broker(s) concerning the property. There are no representations concerning the condition or value of the property made by Seller or Broke except as may be fully set forth in writing and signed by them.	e condition	on or va	alue of the
BUYER BUYER			
Date		Date	— €7