



Property Address: 17928 182nd Winchester

Date: 5-7-18

5. ROOF / EXTERIOR WALLS / INSULATION		Yes	No	Do Not Know
a. Approximate age of roof surface	<u>2014</u>			
Roof surface type: <u>Shingles</u>				
b. Are you aware of any leaks in roof during your ownership? If yes, explain below.			<input checked="" type="checkbox"/>	
c. Has roof been replaced and/or repaired during your ownership? If yes, explain below.		<input checked="" type="checkbox"/>		
d. Do you know of any problems with roof and/or rain gutters? If yes, explain below.			<input checked="" type="checkbox"/>	
e. Does the structure include an Exterior Insulated Finish System (EIFS)?			<input checked="" type="checkbox"/>	
f. Are you aware of any past and/or present moisture problems? If yes, explain below.			<input checked="" type="checkbox"/>	
g. Location of insulation (check all that apply): <input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Attic <input type="checkbox"/> Walls <input type="checkbox"/> Floors				

**COMMENTS:**

Blown in ceiling & Attic

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.			<input checked="" type="checkbox"/>	
b. Are you aware of any past and/or present cracks and/or flaws in the walls and/or foundation? If yes, explain below.			<input checked="" type="checkbox"/>	
c. Are you aware of any past and/or present water and/or dampness in basement and/or crawl space? If yes, explain below.			<input checked="" type="checkbox"/>	
d. Are you aware of any past and/or present problems with driveways, walkways, patios, and/or retaining walls? If yes, explain below.			<input checked="" type="checkbox"/>	
e. Are you aware of any repairs and/or attempts to control any of the above? If yes, explain below.			<input checked="" type="checkbox"/>	
f. Check all that are applicable: <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> Crawl space <input type="checkbox"/> Slab				

**COMMENTS:**

7. WATER / DRAINAGE / SEWAGE		Yes	No	Do Not Know
a. Property connected to (check all that apply): <input type="checkbox"/> City water <input checked="" type="checkbox"/> Well <input checked="" type="checkbox"/> Cistern <input type="checkbox"/> Rural water		<input checked="" type="checkbox"/>		
If Rural Water: District # _____ Phone: _____				
b. If on well water: To your knowledge, has water ever been tested during your ownership?			<input checked="" type="checkbox"/>	
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.			<input checked="" type="checkbox"/>	
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 <a href="https://msc.fema.gov">https://msc.fema.gov</a> .			<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Property is connected to (check all that apply): <input type="checkbox"/> City sewer system <input type="checkbox"/> County sewer system <input type="checkbox"/> Septic system <input checked="" type="checkbox"/> Private lagoon <input type="checkbox"/> 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.			<input checked="" type="checkbox"/>	
g. Are you aware of any available or pending sewer or water connection? If yes, explain below.			<input checked="" type="checkbox"/>	

**COMMENTS:**

new roof new electrical panel  
new siding Service  
new double pane windows 100 amp  
new lagoon  
new propane system  
new 1500 gallon cistern

Seller's initials

Seller's initials

Buyer's initials

Buyer's initials

Property Address: 17928 / 182<sup>nd</sup> Winchesk

Date: 5-7-18

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?		✓	
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:			
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 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.)?		✓	
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.		✓	
<b>Mold and mildew occur in practically all residential properties and certain types can cause health problems to certain people.</b>			
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	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

Property Address: 17728 182<sup>nd</sup> ST Winchester Date: 5-7-18

11. DAMAGE DISCLOSURES	Yes	No	Do Not Know
a. Are there any trees and/or shrubs diseased or dead?		<input checked="" type="checkbox"/>	
b. Do you have any knowledge of termites, other wood destroying insects, and/or dry rot on or affecting the property?		<input checked="" type="checkbox"/>	
c. Are you aware of any damage to the property caused by termites, other wood destroying insects, and/or dry rot?		<input checked="" type="checkbox"/>	
d. Have you had termite and/or pest control reports and/or treatments for the property?		<input checked="" type="checkbox"/>	
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:		<input checked="" type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, were repairs made?			
If yes, name of company: <u>LK Constructions</u> Date: <u>2014</u> X			
g. Have you had insurance claims during your ownership?	<input checked="" type="checkbox"/>		
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.		<input checked="" type="checkbox"/>	
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.		<input checked="" type="checkbox"/>	
COMMENTS: <u>new siding</u>			
<u>new windows</u>			
<u>new roof</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 *[Signature]* 5-7-18 SELLER \_\_\_\_\_  
 \_\_\_\_\_ Date \_\_\_\_\_ 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 \_\_\_\_\_ BUYER \_\_\_\_\_  
 \_\_\_\_\_ Date \_\_\_\_\_ Date \_\_\_\_\_



Property Address: 17928 182nd Winchester

Date: 5-7-18

5. ROOF / EXTERIOR WALLS / INSULATION		Yes	No	Do Not Know
a. Approximate age of roof surface <u>2014</u>	Roof surface type: <u>Shingles</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)?			✓	
f. Are you aware of any past and/or present moisture problems? If yes, explain below.			✓	
g. Location of insulation (check all that apply): <input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Attic <input type="checkbox"/> Walls <input type="checkbox"/> Floors				

**COMMENTS:**

Blown in ceiling & Attic

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.			✓	
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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.				
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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 <a href="https://msc.fema.gov">https://msc.fema.gov</a> .			✓	
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**COMMENTS:**

new roof new electrical panel  
new siding Service  
new double pane windows 100 amp  
new lagoon  
new propane system  
new 1500 gallon cistern

Seller's initials

Seller's initials

Buyer's initials

Buyer's initials



Property Address: 17928 / 182<sup>nd</sup> Winchesk

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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?		✓	
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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.		✓	
<b>Mold and mildew occur in practically all residential properties and certain types can cause health problems to certain people.</b>			
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	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                           Buyer's initials

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17928 182<sup>nd</sup> St Winchester

Date: 5-7-18

11. DAMAGE DISCLOSURES		Yes	No	Do Not Know
a. Are there any trees and/or shrubs diseased or dead?			<input checked="" type="checkbox"/>	
b. Do you have any knowledge of termites, other wood destroying insects, and/or dry rot on or affecting the property?			<input checked="" type="checkbox"/>	
c. Are you aware of any damage to the property caused by termites, other wood destroying insects, and/or dry rot?			<input checked="" type="checkbox"/>	
d. Have you had termite and/or pest control reports and/or treatments for the property?			<input checked="" type="checkbox"/>	
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?			<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, were repairs made?				
If yes, name of company:				
g. Have you had insurance claims during your ownership?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
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.			<input checked="" type="checkbox"/>	
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.			<input checked="" type="checkbox"/>	
COMMENTS: new siding new windows new roof				

**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

**SELLER**

Date \_\_\_\_\_

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**

**BUYER**

Date \_\_\_\_\_

Date \_\_\_\_\_