

## SELLER'S PROPERTY DISCLOSURE STATEMENT



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

Property Address: 1011 N - AK		HEA	D D.	R . Date:			
Approximate age of property: 27 yrs	· .			Date Purchase	d: 19	196	
accurate as possible. The form is not a warrant having the property carefully examined for po	y or guara otential pr	intee of any oblems or	kind by Sell defects by qu	to the property is disclosed prior to the actual conti ler or any Broker(s) involved in the transaction, nalified professionals. Attach additional sheets if spayer of the property will rely upon the accuracy of	and is not and is not a	a substitute ficient for all	for Buye applicabl
APPLIANCES     Please note that personal property items listed on this		I	None/Not	3. HEATING & COOLING SYSTEMS	Working	Not Working	None/Not Included
form are not included unless specified in the contract.)	Working	Not Working	Included	a <sub>+</sub> : Attic fan		1	
a. Built-in vacuum system b. Clothes dryer				b. Central air conditioning	V		
c. Clothes washer				c. Electronic air cleaner			V
d. Dishwasher			-	d. Heat pump			V
e. Disposal				e Heating system type(s) (check all that apply):			
f. Freezer	- V		V	☐ Gas ☐ Electric ☐ Propane ☐ Other			
g. Gas grill			1 27.5	f. Humidifier			V
h. Built-in microwave				g. Propane tank			-
ia: Built-in oven	-		1/	# of gallons _ 2 0 0			
j. Kitchen cook top/range			-	Own Dease If leased, company name:			
k. Kitchen refrigerator			~	h. Fireplace - wood # of units			
I. Room air conditioner # of units			1				V
m Trash compactor							
n. TV antenna/dish	V			j. Fireplace - gas starter # of units			
o. Vent hood	V			k. Wood burning stove			V
ρ. Other	2.54			j. Other			
Comments/explanations:				Comments/explanations:			
						1	None/Not
				4. PLUMBING / CLEAN WATER SYSTEMS	Working	Not Working	Included
2. ELECTRICAL SYSTEM	Working	Not Working	None/Not Included	a. Plumbing pipes	~		
	Working	NOT WORKING	Included	b. Plumbing fixtures	V		
a. Air ourifier				c. Water heater type(s) (check all that apply):			
b Ceiling fan(s) # of units	i i	Efcept	2 Jans	# of units			
c. Doorbell	~			☐ Gas # of gallons			
d. Garage door opener(s) # of units Lacor	1			Ælectric # of gallons 40			
e. Inside telephone wiring	V			☐ Propane # of gallons			
f. Intercom/sound system			V	☐ Other # of gallons			
Light fixtures	V			d. Water purifier			
Security system, includes (check all that apply):				e. Water softener			
Smoke alarm		-			1.		
				wn Dease Ifleased, company name:	rot M	markey	<i>t</i>
☐ Fire alarm ☐ Carbon monoxide detection				f. Jet tub	V		
→ Own □ Lease Monitored by:				g. Hot tub			
Detectors (check all that apply)				h. Pool			V
Smoke alarm Carbon monoxide Propane				i, Pool equipment			V
Switches & outlets	V			j. Sauna			V
Bathroom vent fan(s)	V			k Underground sprinkler			V
Who is your electric service provider?	110			L Sump pump	V		
n. Other;	7/17	ivess		Check all that apply below:			
Comments/explanations:				m.  Septic Lagoon			
				n. ☐ Well ☐ Cistern			
				o. Other Citiz Series	1 diam		
				Comments/explanations:	P		
•				\$			
Seller's initials	S	eller's initia	ıls	Buyer's initials	В	Buyer's initia	als
4.7							

5. ROOF / EXTERIOR WALLS / INSULATION	Yes	No	Do Not Kno
a. Approximate age of roof surface 20 yrs Roof surface type: Composite	163	,40	DO NOT KITC
b. Are you aware of any leaks in roof during your ownership? If yes, explain below.		1 -	
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.		1/	
e. Does the structure include an Exterior Insulated Finish System (EIFS)?		1-	
f. Are you aware of any past and/or present moisture problems? If yes, explain below.	منوس	1	
g. Location of insulation (check all that apply):    Grading	45.		
COMMENTS:			
2 wordow wells leak - Dains need repaired			
6. STRUCTURAL / FOUNDATION / WALLS	Yes	No	Do Not Kno
a. Are you aware of any past and/or present movement, shifting, deterioration, or other problems with wall or foundation? If yes, explain below.	i		
b. Are you aware of any past and/or present cracks and/or flaws in the walls and/or foundation? If yes, explain below.		1	
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.		<u></u>	
e. Are you aware of any repairs and/or attempts to control any of the above? If yes, explain below.	V		-
f. Check all that are applicable:   Basement  Crawl space  Slab			-
COMMENTS:			
2 window wells leak - Praises heed repairs I wall corner leaks			
1 wali Cernes leaks			
	Yes	No	Do Not Kno
7. WATER / DRAINAGE / SEWAGE a. Property connected to (check all that apply): City water	Yes	No	Do Not Kno
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Pı	roperty Address: 1011 N. Arrowhead Dr. Date:			
8	B. BOUNDARIES / LAND / RESTRICTIONS / COVENANTS	Yes	No	Do Not Know
â	a. Do you have a copy of a (check all that apply)?   Pin survey  Mortgage title inspection			1
b	b. Are the property survey pins visible or marked?		مسناده	
C	c. Are there any encroachment and/or boundary disputes? If yes, explain below.		V	
С	d. Is there fencing on the property?		4,	
	If yes, does the fencing belong to the property?			
е	e. Are there property features shared in common with adjoining landowners, such as walls, fences, roads, and/or driveways?		1—	
	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.		V	
g	g. Are there any zoning, building, and/or restrictive covenant violations? If yes, explain below		1-	
h	n. Is the property subject to rules or regulations of a homeowners association?		1	
	If yes, what are the dues? Amount per Contact information			
Ī	i. Are you aware of any conditions that may result in an increase in association assessments? If yes, explain below.		~	
j	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.		V	
k	Are you aware of any special assessments on this property? (See attached document required by KSA 12-601.)		1-	
_	I. Are you aware of any pending bonds or assessments that apply to this property? If yes, explain below,		1	
m	n. Is the property in the city limits?	V		
CC	DMMENTS:			
_	. ENVIRONMENTAL DISCLOSURES	Yes	No	Do Not Kno
а	<ul> <li>Are you aware of the following hazardous or questionable environmental conditions on the property (check all that apply)?</li> <li>☐ Lead paint</li> <li>☐ Asbestos/urea formaldehyde foam insulation or products</li> <li>☐ Underground storage tanks</li> <li>☐ Gas, oil, and/or water wells</li> <li>☐ Mineshaft</li> <li>☐ Expansive soil</li> <li>☐ Toxic materials</li> <li>☐ Discoloration of soil or vegetation</li> <li>☐ Oil sheers in wet areas</li> </ul>			
Ь	Are you aware of any noxious weeds or plants (i.e., poison ivy, poison oak, thistles, etc.)?		/	
С	and/or questionable environmental 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?		V	
f	. Have you received any reports pertaining to mold and/or mildew on or within the structure?		1	
_	DMMENTS:			
-				
10.	. OTHER DISCLOSURES	Yes	No	Do Not Kno
a.	. Are you aware of any additions and/or alterations on the property without a building permit? If yes, explain below.		V	
b.	. Is the present use a non-conforming use? If yes, explain below.		E	
C.	. Do any bedrooms have non-conforming fire egress window(s)? If yes, explain below.		1	
d.	. Have you kept pets in the dwelling?	V		
e.	. Have you ever smoked on the premises during your ownership? If yes, explain below.		i-	
f.	. When were the following last cleaned? Fireplace Wood stove Chimney Flue			
co	MMENTS:			
_				
_	Seller's initials Seller's initials Buyer's initials	В1	ıyer's init	ials

11. DAMAGE DISCLOSURES	Yes	No	Do Not Know
a. Are there any trees and/or shrubs diseased or dead?	Yes	NO	Do Not Kno
b. Do you have any knowledge of termites, other wood destroying insects, and/or dry rot on or affecting the property?		1	
c. Are you aware of any damage to the property caused by termites, other wood destroying insects, and/or dry rot?		1 -	
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?		i	
If yes, were repairs made?			
If yes, name of company:  Date:			
g. Have you had insurance claims during your ownership?			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.		V	
<ol> <li>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.</li> </ol>		L-	
COMMENTS:			
Wail Storm - Replaced AC & Some Screens			
The server paper and the contract of the contr			
Seller certifies that the information herein is true and correct to the best of Seller's knowledge as o Seller agrees to notify Buyer of any additional items that may become known to the Seller before clos hold the Real Estate Broker(s) harmless from any liability incurred as a result of any third-party 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 represent	ing. Seller reliance year	r further on the o	agrees the disclosure ay not be
SELLER SELLER SELLER  J-3-23  Date			
		Date	
Date			
Buyer is urged to carefully inspect the property and, if desired, have the property inspected by a qualified inspectation of the property of which Seller has no knowledge and that this disclosure statement does not enacknowledges that neither the Seller nor any Broker(s) or Agent(s) involved in this transaction is an expensive and defects in the property. Buyer also acknowledges that he has read and received a signed copy of the 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 the property. There are no representations concerning the condition or value of the property made by Seller or Broker.	compass the compass the condition of the	those are cting or ent from the propon or va	eas. Buy repairi Seller eerty in
Buyer is urged to carefully inspect the property and, if desired, have the property inspected by a qualified insperence are areas of the property of which Seller has no knowledge and that this disclosure statement does not enacknowledges that neither the Seller nor any Broker(s) or Agent(s) involved in this transaction is an experohysical defects in the property. Buyer also acknowledges that he has read and received a signed copy of the 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 the	compass the compass the condition of the	those are cting or ent from the propon or va	eas. Buy repairi Seller eerty in