

### Seller's Acknowledgment

Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the Broker has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate brokers and agents and prospective buyers of the property.

Seller is occupant:  Yes  No

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.

Seller: Walter M. Roff Date: 10/30/24 Seller: Jacqueline Roff Date: 10/30/24

### BUYER'S ACKNOWLEDGMENT AND AGREEMENT

- I have personally inspected the property. I will rely upon the inspections encouraged under my contract with Seller. Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by the Seller or any Brokers concerning the condition or value of the property.
- I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.
- I acknowledge that neither Seller nor any Brokers involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows:
- "Kansas law requires persons who are convicted of certain crimes, including certain sexually violent crimes, to register with the sheriff of the county in which they reside. If you, as the buyer, desire information regarding those registrants, you may find information on the homepage of the Kansas Bureau of Investigation (KBI) at <http://www.Kansas.gov/kbi> or by contacting the local sheriff's office."

Buyer \_\_\_\_\_  
Date

Buyer \_\_\_\_\_  
Date

PART I - Indicate the condition of the following items by marking the appropriate box. Check only one box for each item.

	None/ Does Not Transfer to Buyer	TRANSFERS TO BUYER			None/ Does Not Transfer to Buyer	TRANSFERS TO BUYER		
		Working	Not Working	Don't Know		Working	Not Working	Don't Know

HEATING AND COOLING SYSTEMS

Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whole House/ Attic Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window/Wall AC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Log Lighter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Propane Tank	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Own  Rent Co. MFA Oil Co  
 Comments:  
 \_\_\_\_\_

Cooling System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Type	<u>electric/central</u>			Age	<u>10 yrs</u>
Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Type	<u>propane/central</u>			Age	<u>10 yrs</u>
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fireplace Insert	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Woodburning Stove	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Date	<input checked="" type="checkbox"/> Fireplace	<input type="checkbox"/> wood stove	<input checked="" type="checkbox"/> chimney	<input type="checkbox"/> flue	
was last cleaned	<u>fall 2023</u>				
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

WATER SYSTEMS Part I (See Part II also)

Hot Tub/Spa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool/Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Purifier/R.O.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Instant Hot Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Own  Rent Co. \_\_\_\_\_  
 Comments:  
 \_\_\_\_\_

Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Type	_____				
Water Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Type/Size	<u>propane</u>			Age	<u>10 yrs</u>
Underground Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has approved backflow device been installed?	_____				
Date last tested/inspected	_____				

Part II - Answer questions to the best of your (Seller's) knowledge.

Yes    No    Don't Know

WATER SYSTEMS (Part II)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a public water system?
			If yes, <input type="checkbox"/> City Water <input checked="" type="checkbox"/> Rural Water Transfer Fee \$ <u>?</u> District <u>Coffey County RUD#:</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a private water system?
			If yes, <input type="checkbox"/> Drinking Well <input type="checkbox"/> Irrigation Well
			Location _____ Depth _____ Type _____
			Location _____ Depth _____ Type _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has water ever shown test results of contamination? <input type="checkbox"/> No <input type="checkbox"/> Yes (explain below)
			Are there any abandoned <input type="checkbox"/> cisterns or <input type="checkbox"/> unplugged wells?

Comments: There is a filled, hand dug well, south of the house. It is fenced from the yard.

Seller's Initials WMA JRR

Buyer's Initials \_\_\_\_\_

Part II - Answer questions to the best of your (Seller's) knowledge. Specify relevant details in comments line.

Yes	No	Don't Know
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DRAINAGE/SEWAGE SYSTEMS (Part II)**

Is property connected to a public sewer system? If yes, no explanation is required.

Is property connected to a septic system? Date last pumped 8 yrs ?

Tank size 1,000 gal Location SE of house # feet laterals 0

# feet infiltrators 0 Location \_\_\_\_\_

Is the property connected to a lagoon system? Location \_\_\_\_\_

Is the property connected to some other type of waste disposal system? Explain below.

To your knowledge, is there any problem relating to the waste disposal system?

Is the property located in a subdivision with a master drainage plan?

If so, is the property in compliance?

Has the property ever had a drainage problem during your ownership?

Comments \_\_\_\_\_

Septic gallons are approximate

Yes	No	Don't Know
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**STRUCTURAL FOUNDATION/WALLS**

Check all that apply  Basement  Crawl Space  Slab

Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)?

If yes, are you aware of any adverse conditions (explain below)?

*To your knowledge, indicate any past or present:*

Movement, shifting, deterioration or other problems with walls or foundation?

Cracks or flaws in the walls, floors, or foundation?

Problems with driveways, walkways, patios, retaining walls, party walls?

Problems with operation of windows or doors, or broken seals?

Repairs to items in this section?

Are there any transferable warranties (explain below)?

Comments Basement: East wall is anchored - 30 yrs ago  
South wall has sunk. East brick has heaved making windows tight. West wall has cracked in NW

by garage and inset.  
Bonus Room floor was repaired 8 yrs ago.

Yes	No	Don't Know
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**ROOF/INSULATION**

Age 20+ Type Asphalt shingles

To your knowledge, are there any  past or  present roof leaks?

Has the roof been  replaced or  repaired during your ownership? - hail damage

Are there any transferable warranties?

Do you know of any problems with roof or rain gutters?

Insulation in (circle all that apply): (X) NDK ceiling/attic (X) NDK walls (X) NDK floors

Comments \_\_\_\_\_

**HOMEOWNER'S ASSOCIATION**

Is the property subject to rules or regulations of any homeowner's association?

Comments \_\_\_\_\_

Annual Dues \$ \_\_\_\_\_ Initiation Fee \$ \_\_\_\_\_

Seller's Initials WmR JRR Buyer's Initials \_\_\_\_\_

most inferior sheet rock walls have cracks, or have been repaired through the years.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any problems relating to any common area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you been notified of any condition which may result in an increase in assessment?
			Comments: <input type="text"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any restrictive covenants?
			Comments: <input type="text"/>

Part II - Answer questions to the best of your (Seller's) knowledge.

	Yes	No	Don't Know
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**TERMITES, WOOD INFESTATION, DRY ROT**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you have knowledge of <input type="checkbox"/> termites, <input type="checkbox"/> dry rot, or <input type="checkbox"/> other wood infestation on/affecting property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you have any knowledge of any damage to the property caused by <input type="checkbox"/> termites, <input type="checkbox"/> wood infestation, or <input type="checkbox"/> dry rot?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been any repairs of such damage?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property currently under termite warranty or other coverage by a licensed pest control company? Who? <input type="text"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you had any termite control reports in the last five years?
			Comments: <input type="text"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you had any termite control treatments in the last five years?
			Comments: <input type="text"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you had any pest control reports in the last five years?
			Comments: <input type="text"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you had any pest control treatments in the last five years?
			Comments: <input type="text" value="Regular spraying for insects, spiders, etc. Not termites."/>

**BOUNDARIES/LAND**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you had a survey of your property?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the boundaries of your property marked in any way?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there any fencing on the boundary(ies) of the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, does the fencing belong to the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is any portion of the property located in a federally designated flood plain or wetlands area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you currently pay flood insurance?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways (explain below)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property owner responsible for maintenance of any such shared feature?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you know of any <input type="checkbox"/> expansive soil, <input type="checkbox"/> fill dirt, <input type="checkbox"/> sliding, <input type="checkbox"/> settling, <input type="checkbox"/> earth movement, <input type="checkbox"/> upheaval, or <input type="checkbox"/> earth stability problems that have occurred on the property or the immediate neighborhood?
			Comments: <input type="text"/>

Seller's Initials WNR/jkr

Buyer's Initials

**Part II - Answer questions to the best of your (Seller's) knowledge.**

Yes    No    Don't Know

**WATER INTRUSION/LEAKS**

To your knowledge, indicate any past or present:

Water leakage in or around the fireplace or chimney?

Water leakage around  windows or  doors? *- see comments below*

Accumulation of water within the basement/crawl space?

Dampness within the basement/crawl space?

Repairs or other attempts to control any water/dampness in basement/crawl space?

Leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?

Leaks caused by any appliance?

Leaks from any condensation drain lines, humidifier, dehumidifier, etc.?

Comments \_\_\_\_\_

*Water does leak under bonus room door with strong west wind. Once, water came in around west basement window. Minor*

**MOLD/MILDEW**

According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet.

Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.

To your knowledge, indicate any past or present:

Presence of any mold/mildew in the property?

Any problems created by mold or mildew for occupants of the structure during your ownership?

Have you had any inspections for mold or mildew?

Have you received any reports pertaining to mold or mildew on or within the structure?

Comments \_\_\_\_\_

\_\_\_\_\_

**ENVIRONMENTAL CONDITIONS**

Groundwater contamination has been detected in several areas in and around Sedgwick County. Licensees do not have any expertise in evaluating environmental conditions.

Are you aware of groundwater contamination or other environmental concerns?

Do you have any reports or records pertaining to groundwater contamination or other environmental concerns?

To your knowledge, are any of the following substances, materials or products on the real property?

Asbestos

Contaminated soil or water (including drinking water)

Landfill or buried materials

Lead-based paint (if yes, see attached disclosure)

Radon gas in house or well

Methane gas

Oil sheers in wet areas

Radioactive material

Toxic material disposal (e.g. solvents, chemicals, etc.)

Underground fuel or chemical storage tanks

EMFs (Electro Magnetic Fields)

Gas or oil wells

Seller Initials *DLR WMR*

Buyer Initials



Part II - Answer questions to the best of your (Seller's) knowledge.

Yes No

Ureaformaldehyde foam insulation (UFFI)  
  Other \_\_\_\_\_  
  To your knowledge, are any of the above conditions present near your property?  
 Comments \_\_\_\_\_

**MISCELLANEOUS**

To your knowledge:

Have any structural additions, changes, or repairs been made to the property without obtaining all necessary permits and government approvals?  
  Are there any producing or non-producing gas/oil wells on the property or adjacent property?  
 Do mineral rights convey to Buyer?  Yes  No  Don't Know  N/A  
 If no, please define: \_\_\_\_\_  
  Are there any current special assessments or do you have knowledge of any future assessments?  
  Is there any unrepaired damage due to hail, storm, wind, fire, flood, rodents, or pets?  
  Are there any stains, tears, burns, holes, etc. in the Property that are not readily visible?  
  Do you currently own or have you ever owned a pet in this property?  
  Has there been any damage due to pets, including but not limited to odors, stains, etc.?  
  Have you had any insurance claims in the past five years?  
 Were repairs made? Explain \_\_\_\_\_  
  Is the present use of the property a non-conforming use?  
  Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?  
  Are there any diseased or dead trees or shrubs?  
  Do all window and door treatments stay? If no, list those that do not stay \_\_\_\_\_  
  Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, explain.  
  Are there any transferable warranties on appliances or remaining personal property (list below)?  
 Comments \_\_\_\_\_

**Seller's Disclosures Concerning Special Assessments**

The law requires that the Seller disclose the existence of special assessments or fee against a property. To your knowledge:

The Property may be subject to special assessment or similar fee or is located in an improvement district. (See attached document.)  
 Owner  County  Public Record  Other: \_\_\_\_\_

Seller's Initials WMR AKA

Buyer's Initials