

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

This report supersedes any list appearing in the MLS

Property Address: 1331 23rd Rd - Waverly, KS Date of Purchase: _____
 Seller(s): Don: Marilyn VanHres

This report serves a dual purpose, to disclose property condition and to indicate items the Seller intends to leave in the home which will be transferred to the Buyer pursuant to the purchase contract, and it will be made a part of the purchase contract. Please be as complete and accurate as possible. 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 disclosure.

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

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

APPLIANCES

Central Vac ☒ ☐ ☐ ☐
 Dishwasher ☐ ☒ ☐ ☐
 Disposal ☐ ☒ ☐ ☐
 Gas Grill ☒ ☐ ☐ ☐
 Microwave Oven ☒ ☐ ☐ ☐
 Comments: _____

Oven/Range ☐ ☒ ☐ ☐
 Refrigerator ☐ ☒ ☐ ☐
 Satellite Dish ☒ ☐ ☐ ☐
 Receiver(s) & Remotes # ☐ ☒ ☐ ☐
 Trash Compactor ☒ ☐ ☐ ☐
 Vent Hood ☒ ☐ ☐ ☐
 Other _____ ☐ ☐ ☐ ☐
 Other _____ ☐ ☐ ☐ ☐

ELECTRICAL SYSTEMS

Elec Air Filter ☒ ☐ ☐ ☐
 Ceiling Fan(s) ☐ ☒ ☐ ☐
 Door Bell ☐ ☒ ☐ ☐
 Intercom ☒ ☐ ☐ ☐
 Sauna ☒ ☐ ☐ ☐
 Vent Fan ☒ ☐ ☐ ☐
 Light Fixtures ☐ ☒ ☐ ☐
 Switches/Outlets ☐ ☒ ☐ ☐
 Security System ☒ ☐ ☐ ☐
☒ Own ☐ Rent/Financed Co _____
 Comments: _____

Smoke/Fire Detectors ☐ ☒ ☐ ☐
 Inside Telephone Wiring/
 Blocks/Jacks ☒ ☐ ☐ ☐
 Cable TV Wiring/Jacks ☐ ☒ ☐ ☐
 Garage Door Opener ☐ ☒ ☐ ☐
 Remote Control(s) # ☐ ☒ ☐ ☐
 Aluminum Wiring ☒ ☐ ☐ ☐
 Copper Wiring ☐ ☒ ☐ ☐
 220 Volt ☐ ☒ ☐ ☐
 Service Panel Total Amps _____
 Other _____ ☐ ☐ ☐ ☐
 Other _____ ☐ ☐ ☐ ☐

DRAINAGE/SEWAGE SYSTEMS Part I (See Part II also)

Sewage System ☐ ☒ ☐ ☐
 Comments: _____
Lagoon
 Seller's Initials DFU MRU

Sump Pump ☒ ☐ ☐ ☐
 Other Natural Drain ☐ ☐ ☐ ☐
 Other _____ ☐ ☐ ☐ ☐

Buyer's Initials _____

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 type="checkbox"/>	<input checked="" 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. _____

Comments:

Cooling System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type _____	Age _____			
Heating System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type _____	Age _____			
Fireplace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace Insert	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Woodburning Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Date _____	<input type="checkbox"/> Fireplace	<input type="checkbox"/> wood stove	<input type="checkbox"/> chimney	<input type="checkbox"/> flue
was last cleaned _____				
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Instant Hot Water	<input checked="" type="checkbox"/>	<input 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 <u>PVC</u>				
Water Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Type/Size <u>gas / Propane</u>				
Age _____				
Underground Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has approved backflow device been installed?	<u>yes</u>			
Date last tested/inspected _____				

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

Yes	No	Don't Know
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WATER SYSTEMS (Part II)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a public water system?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, <input type="checkbox"/> City Water <input checked="" type="checkbox"/> Rural Water Transfer Fee \$ _____ District <u>R03</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a private water system?
	<input type="checkbox"/>	<input type="checkbox"/>	If yes, <input type="checkbox"/> Drinking Well <input type="checkbox"/> Irrigation Well
			Location _____ Depth _____ Type _____
			Location _____ Depth _____ Type _____
<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> cisterns or <input type="checkbox"/> unplugged wells?

Comments:

Seller's Initials DEU MKU

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

DRAINAGE/SEWAGE SYSTEMS (Part II)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is property connected to a public sewer system? If yes, no explanation is required.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is property connected to a septic system? Date last pumped <input type="text"/>
			Tank size <input type="text"/> Location <input type="text"/> # feet laterals <input type="text"/>
			# feet infiltrators <input type="text"/> Location <input type="text"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a lagoon system? Location <u>NE of House</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to some other type of waste disposal system? Explain below.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is there any problem relating to the waste disposal system?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property located in a subdivision with a master drainage plan?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If so, is the property in compliance?
			Has the property ever had a drainage problem during your ownership?
			Comments <input type="text"/>

STRUCTURAL FOUNDATION/WALLS

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check all that apply <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)?
			If yes, are you aware of any adverse conditions (explain below)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, indicate any past or present:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Movement, shifting, deterioration or other problems with walls or foundation?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cracks or flaws in the walls, floors, or foundation?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Problems with driveways, walkways, patios, retaining walls, party walls?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Problems with operation of windows or doors, or broken seals?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repairs to items in this section?
			Are there any transferable warranties (explain below)?
			Comments <u>Termites</u>

ROOF/INSULATION

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age <u>3-4 yrs</u> Type <u>Composition 25 yr.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any <input type="checkbox"/> past or <input type="checkbox"/> present roof leaks?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has the roof been <input type="checkbox"/> replaced or <input type="checkbox"/> repaired during your ownership?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you know of any problems with roof or rain gutters?
			Insulation in (circle all that apply): <u>Y</u> NDK ceiling/attic <u>Y</u> NDK walls <u>Y</u> NDK floors
			Comments <input type="text"/>

HOMEOWNER'S ASSOCIATION

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property subject to rules or regulations of any homeowner's association?
			Comments <input type="text"/>
			Annual Dues \$ <input type="text"/> Initiation Fee \$ <input type="text"/>
Seller's Initials <u>DEU</u> <u>MEU</u>		Buyer's Initials <input type="text"/> <input type="text"/>	

<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you have knowledge of <input checked="" type="checkbox"/> termites, <input type="checkbox"/> dry rot, or <input type="checkbox"/> other wood infestation on/affecting property?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property currently under termite warranty or other coverage by a licensed pest control company? Who? <u>Flinthills Pest</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you had any termite 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 termite control treatments 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 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"/>

BOUNDARIES/LAND

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you had a survey of your property?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the boundaries of your property marked in any way?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there any fencing on the boundary(ies) of the property?
			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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 DER MKV

Buyer's Initials

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

Yes	No	Don't Know
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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?

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

To your knowledge, indicate any past or present:

Water leakage around ☐ windows or ☐ doors?

Dampness within the 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

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.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	To your knowledge, indicate any past or present:
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Presence of any mold/mildew in the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Any problems created by mold or mildew for occupants of the structure during your ownership?
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Have you had any inspections for mold or mildew?
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Have you received any reports pertaining to mold or mildew on or within the structure?
Comments			
<div></div>			

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

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

☐ ☒ Do you have any reports or records pertaining to 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 in area

DEU MEU

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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

New Roof

☐

☒

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

DEU MKU

Buyer's Initials

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/REALTOR® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/REALTOR® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with the information contained in 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. ☒ Y ☐ N

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 Donald E. Zekau 10-3-25
Date

Seller Marilyn K. Vorcheu 10-3-25
Date

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

1. 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 REALTORS® concerning the condition or value of the property.

2. 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.

3. I acknowledge that neither Seller nor any REALTORS® 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:

4. "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