

Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 1112 16th St.

Date of Purchase:

1/20/20

Seller(s):

Berlington KS 66839

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

Does Not Transfer to Buyer

Not Working

Don't Know

TRANSFERS TO BUYER

Does Not Transfer to Buyer

Not Working

Don't Know

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:

Septic Tank with Leech

Sump Pump

Other

Other

Seller Initials

RL MS

Buyer Initials

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

TRANSFERS TO BUYER

Does Not Transfer to Buyer

Not Working
Don't Know

TRANSFERS TO BUYER

Does Not Transfer to Buyer

Not Working
Don't Know

HEATING AND COOLING SYSTEMS

Humidifier
 Solar Equipment
 Whole House/ Attic Fan
 Window/Wall AC
 Gas Log Lighter
 Propane Tank
 Own Rent Co.

Comments:

Cooling System
 Type Age 4-5
 Heating System
 Type Age 4-5
 Fireplace
 Fireplace Insert
 Woodburning Stove
 Date Fireplace wood stove chimney flue
 was last cleaned 2021
 Other
 Other

WATER SYSTEMS Part I (See Part II also)

Hot Tub/Spa
 Pool/Equipment
 Water Purifier/R.O.
 Instant Hot Water
 Water Softener
 Own Rent Co.

Comments:

Plumbing
 Type
 Water Heater
 Type/Size Tankless
 Age 3 years
 Underground Sprinkler
 Has approved backflow device been installed?
 Date last tested/inspected

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

Don't
Yes No Know

WATER SYSTEMS (Part II)

Is the property connected to a public water system?
 If yes, City Water Rural Water Transfer Fee \$ District

Is the property connected to a private water system?
 If yes, Drinking Well Irrigation Well

Location Depth Type
 Location Depth Type

Has water ever shown test results of contamination? No Yes (explain below)
 Are there any abandoned cisterns or unplugged wells?

Comments

Seller Initials 

Buyer 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)

| | | |
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Is property connected to a public sewer system? If yes, no explanation is required.
 Is property connected to a septic system? Date last pumped 2020
 Tank size 1000 Location East of house # feet laterals 200
 # feet infiltrators 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

STRUCTURAL FOUNDATION/WALLS

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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

Minor cracks in Basement foundation unchanged in 6 years

ROOF/INSULATION

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Age unknown Type Shingle
 To your knowledge, are there any past or present roof leaks?
 Has the roof been replaced or repaired during your ownership?
 Are there any transferable warranties?
 Do you know of any problems with roof or rain gutters?
 Insulation in (circle all that apply): Y N DK ceiling/attic Y N DK walls Y N DK floors
 Comments

Addition & Back of house has new roof 2 years old

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

Annual Dues \$

Initiation Fee \$

Seller Initials R M

Buyer Initials

To your knowledge, are there any problems relating to any common area?
 Have you been notified of any condition which may result in an increase in assessment?
 Comments _____

Are there any restrictive covenants?
 Comments _____

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

| Yes | No | Don't Know |
|-----|----|------------|
|-----|----|------------|

TERMITES, WOOD INFESTATION, DRY ROT

Do you have knowledge of termites, dry rot, or other wood infestation on/afflicting property?

Do you have any knowledge of any damage to the property caused by termites, wood infestation, or dry rot?

Have there been any repairs of such damage?

Is the property currently under termite warranty or other coverage by a licensed pest control company? Who? _____

Have you had any termite control reports in the last five years?

Comments _____

Have you had any termite control treatments in the last five years?

Comments _____

Have you had any pest control reports in the last five years?

Comments _____

Have you had any pest control treatments in the last five years?

Comments _____

Perimeter Sprayed in 2020

BOUNDARIES/LAND

Have you had a survey of your property?

Are the boundaries of your property marked in any way?

Is there any fencing on the boundary(ies) of the property?

If yes, does the fencing belong to the property?

To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?

To your knowledge, is any portion of the property located in a federally designated flood plain or wetlands area?

Do you currently pay flood insurance?

Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways (explain below)?

Is the property owner responsible for maintenance of any such shared feature?

Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property or the immediate neighborhood?

Comments _____

Seller Initials *[Signature]*

Buyer Initials *[Signature]*

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:

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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 _____

When Rain will get a little water in Basement

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:

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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.~~

| | | |
|--------------------------|-------------------------------------|--------------------------|
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

RD MJ

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 unrepairs 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 Initials



Buyer 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 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 Tessa Jenkins 8/9/25
Date

Seller Mary Jenkins 8/9/25
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 Brokers 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 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:
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