

Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 1517 Housatonic St. Burlington, KS 66839 Date of Purchase: 11/4/2019

Seller(s): Julie Carden

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.

Does Not Transfer to Buyer		TRANSFERS TO BUYER		Does Not Transfer to Buyer		TRANSFERS TO BUYER	
		Not Working	Don't Know			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 Deep-freezer ☒ ☐ ☐ ☐
 Other Extra fridge ☒ ☐ ☐ ☐

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) # 2 ☐ ☐ ☐ ☐
 Aluminum Wiring ☐ ☐ ☐ ☒
 Copper Wiring ☐ ☒ ☐ ☐
 220 Volt ☐ ☒ ☐ ☐
 Service Panel Total Amps 100
 Other ☐ ☐ ☐ ☐
 Other ☐ ☐ ☐ ☐

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

Sewage System ☐ ☒ ☐ ☐

Comments:

Sump Pump ☐ ☒ ☐ ☐
 Other ☐ ☐ ☐ ☐
 Other ☐ ☐ ☐ ☐

Seller Initials

gc

Buyer Initials

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

☐

Does Not
Transfer
to Buyer

TRANSFERS TO BUYER

Working Not Working Don't Know

☐

Does Not
Transfer
to Buyer

TRANSFERS TO BUYER

Working 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:

Propane through Moore Propane

Cooling System ☐ ☒ ☐ ☐
 Type Central Age 2015
 Heating System ☐ ☒ ☐ ☐
 Type Central, propane Age
 Fireplace ☒ ☐ ☐ ☐
 Fireplace Insert ☒ ☐ ☐ ☐
 Woodburning Stove ☐ ☒ ☐ ☐
 Date ☐ Fireplace ☒ wood stove ☒ chimney ☒ flue
 was last cleaned 11/5/25
 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 propane / 50 gal.
 Age 2011
 Underground Sprinkler ☒ ☐ ☐ ☐
 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)

☒ ☐ ☐ 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 East side of house Depth unknown 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

QC

Buyer Initials

VC

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)

☐	☒	☐	Is property connected to a public sewer system? If yes, no explanation is required.
☐	☒	☐	Is property connected to a septic system? Date last pumped
			Tank size Location # feet laterals
			# feet infiltrators Location
☒	☐	☐	Is the property connected to a lagoon system? Location <u>South of barn</u>
☐	☒	☐	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

			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

ROOF/INSULATION

			Age <u>2019</u> Type <u>Asphalt</u>
☐	☒	☐	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): <u>Y</u> <u>N</u> <u>DK</u> ceiling/attic <u>Y</u> <u>N</u> <u>DK</u> walls <u>Y</u> <u>N</u> <u>DK</u> floors
			Comments

HOMEOWNER'S ASSOCIATION

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

Annual Dues \$ Initiation Fee \$

Seller Initials

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

☐	☒	☐
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Are there any restrictive covenants?

Comments

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

		Don't
Yes	No	Know

TERMITES, WOOD INFESTATION, DRY ROT

☐	☒	☐
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Do you have knowledge of ☒ termites, ☐ dry rot, or ☐ other wood infestation on/affecting 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

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?

☐	☒	☐
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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 east fence is shared, as well as south fence

Seller Initials

Buyer 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? |
| ☐ | ☒ | ☐ | 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 _____

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

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 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 Julie Cardin 11/10/25
Date

Seller _____
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