

Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 1744 21st Road Waverly, KS 66871 Date of Purchase: 09/2004
Seller(s): Dan & Anne Tice

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	Working		Not Working	Don't Know	Working

APPLIANCES

Central Vac
Dishwasher
Disposal
Gas Grill
Microwave Oven

Comments:

Oven/Range
Refrigerator
Satellite Dish
Receiver(s) & Remotes #
Trash Compactor
Vent Hood
Other
Comments:

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) # A
Aluminum Wiring
Copper Wiring
220 Volt
Service Panel Total Amps 200
Other
Other

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

Sewage System
Comments:
Lagoon

Sump Pump
Other
Other

Seller Initials AM

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

Not Working Don't Know

Does Not Transfer to Buyer

TRANSFERS 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 Central (2) Age 9
 Heating System
 Type Central / propane Age 20
 Fireplace
 Fireplace Insert
 Woodburning Stove
 Date Fireplace wood stove chimney flue
 was last cleaned
 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:

In line water filtration.
 Hot water circulator. (Kitchen)

Plumbing
 Type Copper / PEX
 Water Heater
 Type/Size Propane / 40
 Age 9
 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)

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

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 West # feet laterals _____
 # feet infiltrators _____ Location _____

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

Is the property connected to a lagoon system? Location West of house
 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

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

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

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

Age 8 Type Asphalt

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 _____

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

HOMEOWNER'S ASSOCIATION

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Is the property subject to rules or regulations of any homeowner's association?

Comments _____

Annual Dues \$ _____

Initiation Fee \$ _____

Seller Initials Amy Dot

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
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TERMITES, WOOD INFESTATION, DRY ROT

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? *Shared with adjoining land owner*

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 *AM*

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 unrepainted 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? *Timber area*

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

AMK *SCOT*

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 C-1 11/12/2025
Date

Seller Dale St 11-12-2025
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