



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

This report supersedes any list appearing in the MLS

Property Address: 453 Emmer Rd Grisdley KS 66852 Date of Purchase: 06/2021  
 Seller(s): Madison + Kaitlyn Meats

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		
	Working	Not Working	Don't Know		Working	Not Working	Don't Know

**APPLIANCES**

Central Vac	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven/Range	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receiver(s) & Remotes #	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave Oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Vent Hood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					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"/>

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**ELECTRICAL SYSTEMS**

Elec Air Filter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inside Telephone Wiring/ Blocks/Jacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Door Bell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remote Control(s) #	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vent Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Switches/Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service Panel Total Amps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Own <input type="checkbox"/> Rent/Financed Co					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*one works & one does not.*

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

Sewage System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					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"/>

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**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			
	Does Not Transfer to Buyer	Working	Not Working	Don't Know	Does Not Transfer 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: \_\_\_\_\_

Cooling System ?

Type \_\_\_\_\_ Age ? \_\_\_\_\_

Heating System ?

Type \_\_\_\_\_ Age ? \_\_\_\_\_

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: \_\_\_\_\_

Plumbing

Type \_\_\_\_\_

Water Heater

Type/Size \_\_\_\_\_

Age 2 yrs old. replace in 2023

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 2

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 \_\_\_\_\_

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KM

**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 \_\_\_\_\_
- 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 \_\_\_\_\_ Type \_\_\_\_\_

- 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 \_\_\_\_\_

**HOMEOWNER'S ASSOCIATION**

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

Comments \_\_\_\_\_

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

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- 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?
- 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 \_\_\_\_\_
- \_\_\_\_\_

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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 \_\_\_\_\_
  - 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: \_\_\_\_\_

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