



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

This report supersedes any list appearing in the MLS

Property Address: 1843 N. Westfield Date of Purchase: July 1993
 Seller(s): Ramona D. Hiebert

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	Working	Not Working	Don't Know	None/ Does Not Transfer to Buyer	Working	Not Working	Don't Know

APPLIANCES

Central Vac	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Vent Hood	<u>RH</u> <input checked="" type="checkbox"/>	<input 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"/>

ELECTRICAL SYSTEMS

Elec Air Filter	<input checked="" type="checkbox"/>	<input 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remote Control(s) # <u>2</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vent Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service Panel Total Amps <u>10,000</u>	<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"/>

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 checked="" 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"/>

Seller's Initials RH

Buyer's 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			TRANSFERS TO BUYER		
	None/ Does Not Transfer to Buyer	Not Working	Don't Know	None/ 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 Electric Carrier Age 20 yrs?
- Heating System
 Type Gas Carrier Age 20 yrs?
- Fireplace
- Fireplace Insert
- Woodburning Stove
- Date Fireplace wood stove chimney flue
 was last cleaned 5 yrs ago
- Other _____
- Other _____

WATER SYSTEMS Part I (See Part II also)

- Hot Tub/Spa
- Pool/Equipment
- Water Purifier
- Water Softener

Own Rent Co. _____
 Comments: _____

- Plumbing
 Type Copper
- Water Heater
 Type/Size 60 gall Gas Hotpoint Age 5 yrs
- Underground Sprinkler
- Has approved backflow device been installed? _____
- Date last tested/inspected _____
- Other _____

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)

- 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 _____

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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)

- 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? settled
- Problems with operation of windows or doors, or broken seals?
- Repairs to items in this section?
- Are there any transferable warranties (explain below)?
- Comments Small cracks in basement from when we moved in 16 yrs ago - hasn't changed in size + no water comes through

ROOF/INSULATION

- Age 16 yrs Type Asphalt Shingles
- 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 D K ceiling/attic Y N D K walls Y N D K floors
- Comments _____

HOMEOWNER'S ASSOCIATION

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

Annual Dues \$ _____ Initiation Fee \$ _____

- To your knowledge, are there any problems relating to any common area?

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Buyer's Initials _____

- 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? *fence*
 - Is there any fencing on the boundary(ies) of the property?
If yes, does the fencing belong to the property? *Shared*
 - 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 *termos*

Seller's Initials RH

Buyer's 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

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 in area

Seller's Initials PH

Buyer's 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?
- Is there any unrepaired damage due to hail, storm, wind, fire, flood, rodents, or pets? *carpet*
- 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

To your knowledge:

- The Property may be subject to special assessment or similar fee or is located in an improvement district.
The Seller verifies that as of _____, _____; the yearly amount of such special assessment or similar fee is \$ _____; the total amount of such special assessment or similar fee is \$ _____; and the final yearly installment of such special assessment or similar fee is to be paid in the year _____.
- The yearly amount of such special assessment or similar fee is unknown; it is the good faith estimate of the Seller that the yearly amount of the such special assessment or similar fee is \$ _____ and that the total amount of the such special assessment or similar fee is \$ _____.

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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 Ramona D. Hebert Date 6-12-09 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 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. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at www.lnk.org/public/kbi or by contacting the local sheriff's office.

Buyer _____ Date _____ Buyer _____ Date _____