

Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 5976 SE Bluestem Rd

Leon

KS
D# 67074

Seller: Debra A Warren

Date of Purchase: 1/9/12

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

Instructions: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

Instructions: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).

PART I

APPLIANCES					ELECTRICAL				
None	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.	None	TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.
	Does Not Transfer	Working	Not Working			Don't Know	Does Not Transfer	Working	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors - 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Light Fixtures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Switches/Outlets
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range (Circle One) Gas <u>Electric</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bathroom Vent Fan(s)
				Built in (Circle One) YES NO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Telephone Wiring/Blocks/Jacks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Door Bell - Ring Doorbell*
				Vented Outside (Circle One) YES NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clothes Washer					# of Remotes: _____ Keypad Entry: (Circle One) YES NO
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clothes Dryer	<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"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copper Wiring
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	220 Volt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Attached Gas Grill			<input checked="" type="checkbox"/>		Service Panel Total Amps - 1 breaker for dryer + 1 for range
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Equipment - (Circle One) Own Rent/Lease
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____					Company
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wind - (Circle One) Own Rent/Lease
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hydroelectric - (Circle One) Own Rent/Lease
Comments:					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security System - (Circle One) Own Rent/Lease
Washer + Dryer transferred from seller's new house. Old but working									Company
<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"/>	Audio/Video Surveillance System

27 WATER/SEWAGE SYSTEMS (See Part II Also)				HEATING & COOLING SYSTEMS							
		TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.			TRANSFERS TO BUYER				
None	Does Not Transfer	Working	Not Working		Don't Know	None	Does Not Transfer	Working	Not Working	Don't Know	
28											
29											
30	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewage Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooling System	
31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump Pump	3 ton Payne Type 13 Seer A/C					
32	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Backup Sump Pump/Battery	3 yr Age Compressor mfg'd 2019					
33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating System	
34					Type - Copper	Armstrong Type Ultra SX90 furnace					
35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Heater (Circle One) Elect	Installed 1996 Age Upgraded in 2019					
36					Size & Age	40 gal - 10 yrs					
37	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Instant Hot Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window/Wall Air Conditioning Units	
38	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic Air Filter	
39					(Circle One) Own Rent/Lease	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier	
40					Company	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fireplace	
41	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Purifier/Reverse Osmosis	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert	
42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground Sprinkler System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood burning Stove	
43					Backflow Device (Circle One) YES NO	Oct. 2021 Chimney/Flue - Date Last Cleaned					
44					Date Last Tested or Inspected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas Log Lighter	
45	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whole House Attic Fan	
46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub/Spa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Equipment - (Circle One) Own Rent/Lease	
47	Comments:										
48						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Geothermal	
49						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Propane Tank - (Circle One) Own Rent/Lease	
50						Propane Central Company 500 gallon					
51	Comments:					Comments:					
52	MEDIA										
53			TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.	Any Additional Comments For Part I:					
54	None	Does Not Transfer	Working	Not Working							Don't Know
55											
56						Whole house surge protector installed between meter + breaker box. (Watch status lights) Furnace also uses propane gas (+ electric start). * Ring doorbell requires Wi-Fi network + an internet connection. Existing network equipment + UPS remains					
57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Satellite Dish - Dish Network						
58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# of Rcvrs/Remotes						
59	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attached Antennas						
60	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks						
61	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attached Television Mount(s)						
62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Projector(s)						
63	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Projector Screen(s)						
64	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Surround Sound Speakers						
65	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wired for Surround Sound						
66	Comments:										
67	Comments: Lg antenna in attic provides enhanced connections to digital TV.										
68											

PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
			Indicate all that apply: <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): <input type="checkbox"/> YES <input type="checkbox"/> NO
			To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Movement, shifting, deterioration or other problems with walls or foundation?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cracks or flaws in the walls, floors or foundation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Problems with driveways, walkways, patios, retaining walls, party walls?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Problems with operation of windows or doors, or broken seals?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there insulation in the walls?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the floors?
Additional Comments: Insulation was added to dropped ceiling area about 5 years ago.			
Basement walls & woodwork have water damage from a flood 50 or more years ago. Damage doesn't affect structural integrity. Upstairs windows are vinyl & top pane can slip in cold weather. Dowels in place to prevent slippage.			
YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
			Age: <u>91</u> years Type: <u>Original slate tiles</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any <input checked="" type="checkbox"/> PAST <input type="checkbox"/> PRESENT roof leaks? (Mark One) If any, identify details below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	During your ownership, has the roof ever been <input type="checkbox"/> REPLACED? <input checked="" type="checkbox"/> REPAIRED? (Mark One) If YES, Date: <u>As needed</u> (Identify details below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you know of any problems with chimneys or chases? (If YES, explain below.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the ceiling/attic?
Additional Comments: minor leaks have been plugged with expanding foam. Gutters were originally designed to drain into a cistern. The old pipes have collapsed. Gutters have been rerouted away from foundation.			
YES	NO	DON'T KNOW	SECTION 3 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: (Use Comment Lines for further explanations)			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Presence of any mold/mildew in the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any problems created by mold or mildew for occupants of the structure during your ownership?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments: Mold evidence exists in basement & was present when we bought property in 1992. We were told it was inactive & not dangerous. Hasn't caused any known issues.			

124 Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

125 Attach all relevant documentation for further explanation, including any and all repair reports.

126 **SECTION 4**

127 **WATER/SEWAGE SYSTEMS**

128 YES NO DON'T KNOW Is the property connected to City Water?

129 YES NO DON'T KNOW Is the property connected to Rural Water? If YES, Transfer Fee: Don't know District: Butler County Rural Water District #6

130 YES NO DON'T KNOW Is the property connected to any private water systems? (Mark all that apply.)

131 Drinking Well Irrigation Well Geo-Thermal Well

132 YES NO DON'T KNOW Working? Type: Irrigation Well Location: N edge of property Depth: Don't know

133 YES NO DON'T KNOW Working? Type: Cistern Location: W side of house Depth: Don't know

134 YES NO DON'T KNOW Working? Type: _____ Location: _____ Depth: _____

135 YES NO DON'T KNOW Has the water in any wells shown test results of contamination? (If YES, explain below.)

136 YES NO DON'T KNOW Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.

137 YES NO DON'T KNOW Is the property connected to a septic system? Date Last Pumped: Feb 2021

138 Tank Size: 8' x 8' x 8' Location: S + E of bldg

139 # feet laterals: 200? # Feet infiltrators: _____ Location: east yard

140 YES NO DON'T KNOW Is the property connected to a lagoon system? Location: _____

141 YES NO DON'T KNOW Is the property connected to some other type of waste disposal system? (If YES, explain below.)

142 YES NO DON'T KNOW Has the main waste disposal line ever been snaked or scoped?

143 YES NO DON'T KNOW To your knowledge, is there any problem relating to the waste disposal system? old cistern exists & is covered & not connected to house.

144 Additional Comments: Irrigation well is covered & hasn't ever had a pump. Septic tank & laterals installed 1995. Functions fine but may have tree roots in tank.

146 **SECTION 5**

147 **WATER INTRUSION/LEAKS**

148 *To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)*

149 YES NO DON'T KNOW Any water leakage in or around the fireplace or chimney?

150 YES NO DON'T KNOW Any water leakage around (If YES, mark all that apply.) WINDOWS SKYLIGHTS DOORS?

151 YES NO DON'T KNOW Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?

152 YES NO DON'T KNOW Any leaks caused by appliances?

153 YES NO DON'T KNOW Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?

154 YES NO DON'T KNOW Any water leakage into (If YES, mark all that apply.) BASEMENT CRAWL SPACE

155 YES NO DON'T KNOW Any accumulation of water within the basement/crawl space? Currently dry but has flooded in past.

156 YES NO DON'T KNOW Sump Pump(s) Location(s): 1 online pump in SE corner of basement

157 YES NO DON'T KNOW Drain Tiles (If YES, mark all that apply.) INTERIOR EXTERIOR

158 Additional Comments:

159 Sump pumps installed in our 30 years. Basement floor is flat & level & not designed to route water. Basement appears to sit on limestone shelf. See other comments.

161 **SECTION 6**

162 **PEST, WOOD INFESTATION & DRY ROT**

163 YES NO DON'T KNOW Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)

164 WOOD DESTROYING INSECTS DRY ROT OTHER WOOD INFESTATION ?

165 YES NO DON'T KNOW Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)

166 WOOD DESTROYING INSECTS DRY ROT OTHER WOOD INFESTATION

167 YES NO DON'T KNOW Have there been any repairs of such damage? (If YES, explain below.)

168 YES NO DON'T KNOW Is the property currently under a termite warranty or other coverage by a licensed pest control company?

169 Company: _____ Warranty Expiration Date: _____

170 YES NO DON'T KNOW Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)

171 YES NO DON'T KNOW Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)

172 YES NO DON'T KNOW Any pest control reports in the last 5 years? (If YES, explain below.)

173 YES NO DON'T KNOW Any professional pest control treatments in the last 5 years? (If YES, explain below.)

174 Additional Comments:

175 Both wood bees & honey bees have been present over the years. Some

176 softer damage has been repaired.



179 Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

180 Attach all relevant documentation for further explanation, including any and all repair reports.

			SECTION 7
YES	NO	DON'T KNOW	ENVIRONMENTAL CONDITIONS
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	183 Is the property located in a subdivision with a master drainage plan?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	184 If YES, is the property in compliance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	185 Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	186 Are there any producing or non-producing gas/oil wells on the property or adjacent property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	187 Do mineral rights convey to buyer? If NO, please define: <u>< 1 acre property not suited to drilling.</u>
			188 <u>Groundwater contamination has been detected in several areas in the State of Kansas.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	189 Are you aware of groundwater contamination or other environmental concerns?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	190 Any reports or records pertaining to groundwater contamination or other environmental concerns?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	191 Are there any diseased or dead trees and shrubs?
			192 <i>To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	193 Asbestos
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	194 Contaminated soil or water (including drinking water)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	195 Landfill or buried materials
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	196 Lead-based paint (If YES, attach disclosure.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	197 Radon gas in house or well Has a mitigation system been installed? (Mark One) <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	198 Methane Gas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	199 Oil sheers in wet areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	200 Radioactive material
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	201 Toxic material disposal (solvents, chemicals, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	202 Underground fuel or chemical storage tanks - <u>original tank removed in 1992</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	203 EMFs (Electro Magnetic Fields)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	204 Urea formaldehyde foam insulation (UFFI)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	205 Other: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	206 Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	208 To your knowledge, are any of the above conditions present near your property?

209 Comments:
 210 Trees need trimming (but are not dead.) Oil well is on adjacent property.
 211 Drainage comments in separate document.

			SECTION 8
YES	NO	DON'T KNOW	BOUNDARIES/LAND
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	214 Have you had a survey of the property? (If YES, attach copy if available.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	215 Are the boundaries of your property marked in any way?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	216 Is there any fencing on the boundaries of the property?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	217 Does fencing belong to the property? If YES, which sides? <u>Don't know/don't think so</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	218 Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Is the property owner responsible for maintenance of any such shared feature(s)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	221 To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	222 To your knowledge, is any portion of the property located in a federally designated flood plain?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	223 Do you currently, or have you ever, paid flood insurance for the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	224 To your knowledge, is any portion of the property located in a designated wetlands area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	225 Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)
			227 <input type="checkbox"/> EXPANSIVE SOIL <input type="checkbox"/> EARTH MOVEMENT
			228 <input type="checkbox"/> FILL DIRT <input type="checkbox"/> UPHEAVAL
			229 <input type="checkbox"/> SLIDING <input type="checkbox"/> EARTH STABILITY PROBLEMS
			230 <input type="checkbox"/> SETTLING

231 Comments:
 232
 233



235 Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

236 Attach all relevant documentation for further explanation, including any and all repair reports.

			SECTION 9	
YES	NO	DON'T KNOW	SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION	
239 The law requires that the Seller disclose the existence of special assessments against a property.				
240	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any current/pending bonds, assessments, or special taxes that apply to property?
241	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).
242	<input type="checkbox"/> Owner <input type="checkbox"/> County <input type="checkbox"/> Public Record <input type="checkbox"/> Other: _____			
243	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property subject to rules or regulations of an active Homeowner's Association?
244	Annual Dues? _____ Initiation Fee? _____			
245	Homeowner's Association contact information: _____			
246	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the property subject to a right of first refusal?
247	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
248	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any violations of such covenants and restrictions?
249	Comments:			
250				
251				

			SECTION 10	
YES	NO	DON'T KNOW	MISCELLANEOUS	
254	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property without obtaining required permits?
255	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
256	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the present use of the property a non-conforming use?
257	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have there been any insurance claims during the seller's ownership?
258	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Were repairs made? If so, explain: <u>Damage was minimal + claim was denied.</u>
259	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there any unrepaired damage due to hail, storm, wind, fire or flood? <u>- Yes see comments on basement walls.</u>
260	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
261	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does a pet(s) reside or has a pet(s) ever resided in or on the property?
262	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
263	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do all window and door treatments remain? If NO, please list: _____
264	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does any other personal property remain? If YES, please list: <u>Ring doorbell, external dehumidifier.</u>
265	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the property contain any of the following? (Mark all that apply.)
266	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Swimming Pool <input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub <input type="checkbox"/> Sauna <input type="checkbox"/> Water Feature
267	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If YES, are either of the following heated? <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Spa If yes, type of heat? _____
268	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
269	Explain: _____			
270	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property in a holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
271	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
272	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties on the property or any of its components?
273	Comments:			
274				
275				
276				
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278 Any Additional Comments For Part II:

279 Please see separate 'Other Comments' document for history

280 & relevant details.

281

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283



285

SELLER'S ACKNOWLEDGEMENT

286 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's
287 knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the
288 Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and
289 releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with
290 the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other
291 real estate brokers and agents and prospective buyers of the property.

292 Seller is occupant: YES NO

293 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.

294 SELLER: Debra A Warren 12/12/22 SELLER: _____
295 Date Date

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

297 1. I have personally inspected the property. I have been advised to have the property examined by professional inspectors. Subject
298 to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by
299 the Seller or any REALTORS® concerning the condition or value of the property, except as given above or as stated in my contract
300 with the Seller.

301 2. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical
302 defects in the property.

303 3. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes
304 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
305 regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at
306 <http://www.kansas.gov/kbi/> or by contacting the local sheriff's office.

307 4. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that
308 is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be
309 affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential
310 for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by
311 contacting the Metropolitan Area Planning Department.

312 BUYER: _____ BUYER: _____
313 Debra A Warren Date Date

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Other Comments and History

Related to Seller's Property Disclosure

For 5976 SE Bluestem Road, Leon KS 67074

The following info is based on observation plus stories from a previous owner, neighbors and even a couple of former students. This is "to the best of my knowledge".

The Van Huss school house was completed and began its life as a school in 1931. ***The building was originally built without plumbing or electricity.*** The craftsmanship in some areas is amazing, especially considering this was a public building. You'll notice the details mainly in the limestone columns at the front entrance but also in the structure of the attic. That's also why the original 91-year-old slate roof, the fire escape and most of the original guttering are still in place. And why the 2 outhouses are still standing (but not functional except for snake hibernation.)

The school house originally had 1 large open room which was lit by 12 tall windows. There was a wood and fabric curtain that hung from the ceiling and could be pulled to separate the area into 2 separate classrooms. We were told that the curtain still hangs from the original ceiling and that walls were built around it to separate the living room from the main bedroom.

The building was used as a school for 6 years and in 1937 the decision was made that it was cheaper to build a new school with plumbing and electricity rather than retrofit this building. The building was abandoned until 1955 when it was sold at auction to the first family who tried to turn it into a home.

One of the previous owners (whose name I don't know) was a mason/bricklayer. He built the fireplace that dominates the living room (and the base of the fireplace that is in the basement also has a connection for a wood burning stove.) The mason also knocked down the privacy wall by 1 of the outhouses and used the brick to remove a window that was originally on the south wall of the upper floor. And at some point he also 'tuck-pointed' all of the external brick. (I think that's the right term – he basically re-grouted the brick.)

My boyfriend (and later husband), Dave Warren, purchased the house in 1992. It was being used as a flea market before he bought it and it was in pretty rough shape. We were told we were the third family to live here. The living room had 3 different colors and types of carpet and all the basement windows were covered by plywood. (The windows on the south and west side of the basement were restored and storm windows were added in the early 90's. The windows on the east side of the basement were uncovered and storm windows were added in about 2019 but these window have not been restored.)

Someone had started to drop the ceilings in the upper level at some point, but only managed to put up beams and Manville insulation. Only 3 of the 6 windows in the living room were visible from inside. We later discovered that some genius had removed the upper section of all 12 windows on the east side upper level, cut off the top 3 panes to accommodate the lowering of the ceilings and then put what remained back in place! That was an expensive mistake that we eventually corrected but unfortunately we could only afford vinyl windows.

At some point while the building was abandoned, the basement flooded and I have no idea how long the water stood in the basement. But it was long enough to cause staining on the woodwork and most of the plaster from the floor to about 18" high fell off and is missing from the basement walls. The original floor for the stage was also destroyed by the standing water and when we bought the building (in 1992) only the walls of the stage were left and they were hanging from the ceiling. (My husband re-constructed the flooring of the stage and turned the area into an elevated storage area.)

It should also be noted that the orange and green paint in most of the basement is the original 1930's paint and probably contains lead. (All original paint in the upstairs living area has been covered and/or sealed. You can spot the original walls by the rough texture that remains.)

We didn't put up the sheetrock to close all the ceilings or install new flooring for about 7 years (because of all the issues we had to correct first, which included a new septic system and finishing the installation of a new HVAC system.)

When we paid a contractor to install the new septic system (in approximately 1995) we discovered that the school house basement foundation appears to sit on the limestone shelf that runs through most of Butler county. Most years that limestone is dry and so the basement remains dry. However, in some years, when the area receives significant rain, (like in 2019), the yard and the basement will flood. It appears that the water table rises through the limestone shelf and then rises through small cracks in the concrete floor. (It also seeps from a few areas in the walls.) Because the floor wasn't designed for water drainage, it is necessary to push water to the sump pump(s) that have been installed. There are probably ways to significantly reduce the flooding but we always used the basement as storage space and didn't attempt to do the waterproofing that would be necessary if you want to use this as living space.

In the last 30 years, there have been at least 3 occasions when the rain fell so fast that the intersection at 60th Street and Bluestem flooded for a few hours. (A car hydroplaned and wiped out the mailbox during 1 of these floods.) Flooding was experienced in the basement each of these times.

Hard-wired CAT5 Ethernet connections are available in the living room and office.

One other oddity we discovered is that someone glued sheetrock to the north wall of the living room and did not put any framing between the outside brick and the sheetrock. This complicated the installation of electric outlets on this wall.

The bathroom was completely remodeled in 2013. Please note that the tub has a new fiberglass liner that covers the original porcelain tub that had lost its finish.

A new A/C compressor was installed in 2019 and the internal components of the furnace were upgraded at that time.

The living room, kitchen, hall, office and main bedroom have been recently repainted. New light fixtures have been purchased but not yet installed for the front entrance, bathroom and main bedroom.

There are plenty of opportunities to upgrade the house but it's also ready for a family to move in without doing any improvements. I hope it will be as good a home for the new owners as it was for our family.

Debra A Warren
12/12/2022