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

## This report supersedes any list appearing in the MLS

P	ro	ert	y A	ddre	ess:	14107 W Texas			С	ir		Wichita	KS	67235
S	elle	er:		Doi	nal	d Dow & Dorothy						of Purchase:		
si	gne	d. It	is no	e Sell	l <b>er</b> : T	This statement is a disclosure of the condition only of any kind by the SELLER(S) or any real ctions or warranties the BUYER(S) may wish Property Disclosure, add that information to	estate to ob	e licei tain.	nsees If yo	invo u kn	lved low s	in this transaction, and should no something important about the Pi	t be acc roperty	cepted as a that is not
to	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.													
N	less	age '	o the	e Buy	er: A	Although Seller's Property Disclosure is design	ed to	assis	t the S	SELLE	ER in	disclosing all known material (imp	ortant)	facts about
o Ir	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	FOLL	.owi	NG A	RE REPRESENTATIONS OF THE SELLER(S) AND			INDE	PENI	DENT	TLY VERIFIED BY THE BROKER(S) O	R AGEN	TS(S).
1	0 10					APPLIANCES	PAR	Ti	the design	and are	· · · · · · · · · · · · · · · · · · ·	ELECTRICAL	of the second	
2		E-1999	TRA	NSF	FRS	APPLIANCES	01.2	X.4	TRA	NSF	FRS	ELECTRICAL		
3				BUY	i	5 . * ·				BUY				el .
4	None	Does Not Transfer	Working	Not Working	Don't Know	Indicate the condition of the following items by marking only one appropriate box.	None	Does Not Transfer	Working	Not Working	Don't Know	Indicate the condition following items by ma one appropriate	rking	A-C. C. C
5	[]	[]	×	[]	[]	Disposal	[]	[]	X		[ ]	Smoke/Fire Detectors		
6	[]	[]	X	[]	[]	Dishwasher	[]	[]	M	[]	[]	Light Fixtures		
7	[]	[]	N	[]	[]	Oven	[]	[]	×	[ ]	[]	Switches/Outlets		
8	[]	[]	X	[]	[]	Range (Circle One) Gas Electric	[]	[]	K	[]	[]	Ceiling Fan(s)		J 174
9	[]	[]	M	[]	[]	Microwave	[]	[.]	×	[]	[ ]	Bathroom Vent Fan(s)		ng
10						Built in (Circle One) (YES) NO	[]	[]	X	[]	[]	Telephone Wiring/Blocks/Jacks		
11	[]	[]	[]	[]	[]	Range Hood	[]	[]	M	[ ]	[]	Door Bell		
12						Vented Outside (Circle One) YES NO	N	[ ]	[]	[]	[]	Intercom		
13	[]	[]	N	[]	[]	Kitchen Refrigerator	[]	[]	X	[]	[]	Garage Door Opener		
14	X	[]	[]	[]	[]	Clothes Washer		# of F	Remot	es:		Keypad Entry: (Circle One) YES	NO	
15	X	[]	[]	[]	[]	Clothes Dryer	M	[]	[ ]	[ ]	[ ]	Aluminum Wiring		
16	X	[ ]	[]	[]	[]	Trash Compactor	[]	[ ]	X	[]	[]	Copper Wiring		
17	X	[]	[]	[]	[]	Central Vacuum	[]	[]	×	[,]	[,]	220 Volt		
18	×	[ ]	[]	[]	[]	Exterior Attached Gas Grill		74(8)			[ ]	Service Panel Total Amps		
19	[]	[]	[]	[ ]	[]	Other:	X	[]	[]	[-]	[ ]	Solar Equipment - (Circle One) Ov	vn Ren	nt/Lease
20	[]	[]	[ ]	[]	[]	Other:		1000				Company		
21	[]	[]	[]	[]	[]	Other:	×	[]	[]	[]	[]	Wind - (Circle One) Own Rent/Lo		
22	[]	[ ]	[]	[]	[]	Other:	X	[]	[]	[]	[]	Hydroelectric - (Circle One) Own		
-	omi	nent	s:					[]		[]	[]	Security System - (Circle One) Ov		
24							L L	YN.	AIE	K	ر <sub>ا</sub>	Company  Audio/Video Surveillance System		_
24	omi	ment	s:				[] _D	[] y <i>N</i>	ATE	[] K	[]	Company	ecte	•

#1004

BUYER'S INITIALS:\_\_\_

27	WATER/SEWAGE SYSTEMS (See Part II Also)	HEATING & COOLING SYSTEMS					
	TRANSFERS	TRANSFERS					
28	TO BUYER	TO BUYER					
29	None appropriate box.  Not Working Indicate the condition of the following items by marking only one appropriate box.	None Appropriate box.  Not Working Not Working tems by marking only one appropriate box.					
30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46	[] [] [M] [] [] Sewage Systems  [] [] [M] [] [] Sump Pump  M [] [] [] Backup Sump Pump/Battery  [] [] [M] [] [] Plumbing  PVC	[] [] [] [] [] Cooling System  [] Type  14 YR\$ old [] Age  [] [] [] [] Heating System  [] Type  14 YR\$ old [] Age  [] [] [] [] Window/Wall Air Conditioning Units  [] [] [] [] [] Electronic Air Filter  [] [] [] [] [] Fireplace  [] [] [] [] Fireplace  [] [] [] [] Fireplace Insert  M [] [] [] [] Wood burning Stove  [] Chimney/Flue - Date Last Cleaned  [] [] [] [] Gas Log Lighter  M [] [] [] [] Whole House Attic Fan  M [] [] [] [] Solar Equipment - (Circle One) Own Rent/Lease  Company					
47 48 49 50	Comments:	[ ] [ ] [ ] Geothermal  [ ] [ ] [ ] Propane Tank - (Circle One) Own Rent/Lease  Company  Comments:					
51	MEDIA						
52	TRANSFERS TO BUYER						
<ul><li>53</li><li>54</li><li>55</li><li>56</li><li>57</li></ul>	None appropriate box.	Any Additional Comments For Part I:					
58 59 60 61 62 63 64 65 66 67 68							
69	RELEASE DATE 4/2022 (Rev 11/21) SELLER'S INITIALS: NO SELLER'S INI	Pg 2 of 7 BUYER'S INITIALS:#1004					

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 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.

ES N	$\alpha$	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
] [3		[]	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)?
,		P.	If YES, are you aware of any adverse conditions?
			Indicate all that apply: [ ] Basement [ ] Crawl Space [ ] Slab
1 0	X I	F . 15 y	Are there any structural engineer's report(s) available?
, ,	9 .		If YES, Date of Report: Copy Attached? (Mark One): [ ] YES [ ] NO
			To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)
] 🙀		[]	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?
) [X		[ ]	Problems with operation of windows or doors, or broken seals?
) ()		[]	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
] 🏃		[]	Are there any transferable warranties? Date: (If YES, explain below and attach copy.)
<b>4</b> [		[]	Is there insulation in the walls? Is there insulation in the floors?
	X nal	[ ] Comme	
ditio	71101	COMMITTEE	The state of the s
			i i i i i i i i i i i i i i i i i i i
		DON'T	SECTION 2
SN	0	KNOW	ROOF/INSULATION
	_		Age: 3 YRS Old Type:
Þ	K)	[]	To your knowledge, are there any [] PAST [] PRESENT roof leaks? (Mark One)
n r	n 1		If any, identify details below.
	]	San Sandy	During your ownership, has the roof ever been REPLACED? [] REPAIRED? (Mark One)  If YES, Date: (Identify details below.)
) 5	K)	[]	Are there any transferable warranties? Date: (If YES, explain below and attach copy.)
3.	X	[]	Do you know of any problems with chimneys or chases? (If YES, explain below.)
] [>	X	[]	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
9 .	]	[ ] Comme	Is there insulation in the ceiling/attic?
aitio	mai	Comme	
s N	Ю	DON'T	SECTION 3
L		KNOW	MOLD/MILDEW
	1000		PA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked exputdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or
			res may cause allergic reactions in sensitive individuals.
			To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)
] 0	X	[]	Presence of any mold/mildew in the property?
	X	[.]	Any problems created by mold or mildew for occupants of the structure during your ownership?
	X		Have you had any inspections for mold or mildew? If YES, Date: (If YES, explain below.)
] { ] [>	X		Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)  Has the property had any professional mold remediation during your ownership? If YES, Date:
ditio	nal	Comme	
RELEA	SE [	DATE 4/20	D22 (Rev 11/21) SELLER'S INITIALS: NAME Pg 3 of 7 BUYER'S INITIALS: #10
			Dorothy Dow
			of the contract on the contract of the contrac
	. Test		. (그리 바라마스) 이 경영 시간에 돌아가게 되었는데 이 기가 되었다. (2005년) 120년 전 120년 120년 120년 120년 120년 120년 120년 120년

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

Illustrated a summentation for further explanation, including any and all repair reports.

ES N	101	DON'T	SECTION 4  WATER/SEWAGE SYSTEMS
7	1	KNOW	
] <b>X</b>	X		Is the property connected to Rural Water? If YES, Transfer Fee:
4 [			leath a property connected to any private water systems? (Mark all that apply.)
٠ · ا			Molling Geo-Inermal Well
<b>X</b> [	[]:		Working? Type: Location: BACK YARd Depth:
] [			Working? Type: Location: Depth: Depth
1 [	[]	n e	Working? Type: Location.
1	[]	[]	Has the water in any wells shown test results of contamination? (If YES, explain below.)
XI I			Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.
			Is the property connected to a septic system?  Date Last Pumped:
رار		4	Tank Size: Location:
			# feet laterals: # Feet infiltrators: Location:
. 1	N I	. 130 (130 (130 (130 (130 (130 (130 (130	Is the property connected to a lagoon system?  Location:
	XX		Is the property connected to a tage of type of waste disposal system? (If YES, explain below.)
		( )	Has the main waste disposal line ever been snaked or scoped?
	X	[]	To your knowledge, is there any problem relating to the waste disposal system?
	M	L J I Comme	
uditi	iona	Comme	HIG.
		Water Control	
THE PERSON NAMED IN	are the ball	DON'T	OF OTHER DESIGNATION OF THE PERSON OF THE PE
ES I	NO		
	COLUMN TO SERVICE	THE PERSON NAMED IN COLUMN	To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)
[]	X	[]	Any water leakage in or around the fireplace or chimney?
[]	X	[]	Any water leakage around (If YES, mark ail that apply.) [ ] WINDOWS [ ] SKYLIGHTS [ ] DOORS?
			the state of the s
	X		Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.:
[]	X	[]	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?  Any leaks caused by appliances?
[]	W	[]	Any leaks caused by appliances?
[] []	X	[]	Any leaks caused by appliances? Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?
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CIBIO	DON'T	SECTION 7
SNO	KNOW	ENVIRONMENTAL CONDITIONS
<b>(</b> []	0.1[2]	Is the property located in a subdivision with a master drainage plan?
-	NO PO	If YES, is the property in compliance?
X	[]	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
M	[]	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
[ ]	M	Do mineral rights convey to buyer? If NO, please define:
		Groundwater contamination has been detected in several areas in the State of Kansas.
×	[]	Are you aware of groundwater contamination or other environmental concerns?
X	[ ]	Any reports or records pertaining to groundwater contamination or other environmental concerns?
K	[]	Are there any diseased or dead trees and shrubs?
	To ye	our knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)
M	[]	Asbestos
M	[]	Contaminated soil or water (including drinking water)
X	[]	Landfill or buried materials
X	[]	Lead-based paint (If YES, attach disclosure.)
K	[]	Radon gas in house or well Has a mitigation system been installed? (Mark One) [] YES [] NO
X	[]	Methane Gas
M	[]	Oil sheers in wet areas
X	[]	Radioactive material
X	[]	Toxic material disposal (solvents, chemicals, etc.)
K	[]	Underground fuel or chemical storage tanks
×	[]	EMFs (Electro Magnetic Fields)
X	[]	Urea formaldehyde foam insulation (UFFI)
×	[]	Other:
X	[]	Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipmen
		used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
mmen	ts.	To your knowledge, are any of the above conditions present near your property?
30.0		To your knowledge, are any of the above conditions present <b>near</b> your property?
1000		To your knowledge, are any of the above conditions present <b>near</b> your property?
300	ts:	
mmen	DON'T	SECTION 8
mmen	ts:	SECTION 8  SOUNDARIES/LAND
s NO	DON'T	SECTION 8  BOUNDARIES/LAND  Have you had a survey of the property? (If YES, attach copy if available.)
s NO	DON'T KNOW	SECTION 8  BOUNDARIES/LAND  Have you had a survey of the property? (If YES, attach copy if available.)  Are the boundaries of your property marked in any way?
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NO   NO   NO   NO   NO   NO   NO   NO	DON'T KNOW  [ ]  [ ]  [ ]  [ ]  [ ]	SECTION 8  BOUNDARIES/LAND  Have you had a survey of the property? (If YES, attach copy if available.)  Are the boundaries of your property marked in any way?  Is there any fencing on the boundaries of the property?  Does fencing belong to the property? If YES, which sides?  Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)  Is the property owner responsible for maintenance of any such shared feature(s)?  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?  Do you currently, or have you ever, paid flood insurance for the property?  To your knowledge, is any portion of the property located in a designated wetlands area?  Do you know of any of the following items that have occurred on the property or in the immediate area?  (Mark all that apply.)  [] EXPANSIVE SOIL  [] EARTH MOVEMENT  [] UPHEAVAL
NO   NO   NO   NO   NO   NO   NO   NO	DON'T KNOW  [ ]  [ ]  [ ]  [ ]  [ ]	SECTION 8  BOUNDARIES/LAND  Have you had a survey of the property? (If YES, attach copy if available.)  Are the boundaries of your property marked in any way?  Is there any fencing on the boundaries of the property?  Does fencing belong to the property? If YES, which sides?  Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)  Is the property owner responsible for maintenance of any such shared feature(s)?  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?  Do you currently, or have you ever, paid flood insurance for the property?  To your knowledge, is any portion of the property located in a designated wetlands area?  Do you know of any of the following items that have occurred on the property or in the immediate area?  (Mark all that apply.)  [] EXPANSIVE SOII.  [] FILL DIRT  [] UPHEAVAL  [] SLIDING
NO   NO   NO   NO   NO   NO   NO   NO	DON'T KNOW  [ ]  [ ]  [ ]  [ ]  [ ]	SECTION 8  BOUNDARIES/LAND  Have you had a survey of the property? (If YES, attach copy if available.)  Are the boundaries of your property marked in any way?  Is there any fencing on the boundaries of the property?  Does fencing belong to the property? If YES, which sides?  Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)  Is the property owner responsible for maintenance of any such shared feature(s)?  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?  Do you currently, or have you ever, paid flood insurance for the property?  To your knowledge, is any portion of the property located in a designated wetlands area?  Do you know of any of the following items that have occurred on the property or in the immediate area?  (Mark all that apply.)  [] EXPANSIVE SOIL  [] EARTH MOVEMENT  [] UPHEAVAL
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Attach all relevant documentation for further explanation, including any and all repair reports.

/ES	NO	DON'T KNOW	SECTION 9 SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION
			The law requires that the Seller disclose the existence of special assessments against a property.
[]	[]	×	Any current/pending bonds, assessments, or special taxes that apply to property?
[]	M	[]	The property may be subject to special assessments or is located in an improvement district?
LJ	N-1		(Refer to relevant tax disclosure - Mark One).  [ ] Owner [ ] County [ ] Public Record [ ] Other:
×	[]	[]	[] Owner [] County [] Public Record [] Other:
	[]	[]	Annual Duras 4 ( a D G O V ) Initiation Fee?
		[]	Homeowner's Association contact information: RES Com, 725 E. BAYIEY, WICKITA K567211
X	[ ]	[]	Is the property subject to a right of first refusal? 316-440-4412
×	[]	[]	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
r 1	×	[]	Any violations of such covenants and restrictions?
i J Iomi	ment:		Any violations of such coveriants and restriction
	46.	No.	
		DON'T	SECTION 10
/ES	NO	KNOW	MISCELLANEOUS
[]	~	( )	Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to
	×	[]	the property without obtaining required permits?
[]	M	[]	Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
[]	×	[]	Is the present use of the property a non-conforming use?
	X	[]	Have there been any insurance claims during the seller's ownership?
	N		Were repairs made? If so, explain:  Is there any unrepaired damage due to hail, storm, wind, fire or flood?
[]	X X	[]	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
[]	X	[]	Does a pet(s) reside or has a pet(s) ever resided in or on the property?
	X.	SRA	Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
M	MAN	O.S.	Do all window and door treatments remain? If NO, please list:
			Does any other personal property remain? If YES, please list:
X	[ ]		boes any other personal property remain. If res, preuse issue
[]	X	[]	Does the property contain any of the following? (Mark all that apply.)
[]	[ ]	, [.]	[ ] Swimming Pool [ ] Spa [ ] Hot Tub [ ] Sauna [ ] Water Feature
[]	[]	[ ]	If YES, are either of the following heated? [ ] Swimming Pool [ ] Spa If yes, type of heat?
[]	[]	[]	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?  Explain:
[]	M	[]	Is the property in a holistic, conservation or special review district, that requires any alterations or improvements to the
•	1.3		Property, be approved by a board or commission?  Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability
[]	X	[]	of the property?
[]	X	[]	Are there any transferable warranties on the property or any of its components?
Com	ment	s:	
	· 74		
Any	Addi	tional Co	mments For Part II:
		in the	

## SELLER'S ACKNOWLEDGEMENT

285	We fin to to the 1 to W I to Did to to we will a constant to the constant to t
286 287 288 289 290 291	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/Realtors® 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: [ ] YES [x] NO
292	Seller is occupant: [ ] YES [x] 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.
204	SELLER: Nonald & Dow SELLER: Dorothy & Dow 09/29/2022
294 295	SELLER: Monald & Dow SELLER: Donathy & Dow Date  SELLER: Donald & Dow Date  Donathy Is Dow Date
296	BUYER'S ACKNOWLEDGEMENT AND AGREEMENT
1.	
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 for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by
310 311	contacting the Metropolitan Area Planning Department.
211	Contacting the Metropolitan Area Planning Department.

This form is approved by legal counsel for the REALTORS® of South Central Kansas exclusively for use by members of the REALTORS® of South Central Kansas and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form, or that its use is appropriate for all situations. Copyright 2021

Date

#1004

Date

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