

SELLER'S PROPERTY DISCLOSURE STATEMENT

Seller: Jennifer Nehl
Property Address: 803 Fourth St. Effingham Ks 66023
Age of Home: 80-100 How Long have you owned home? 6-2017 Currently occupied by Seller? Y N

NOTICE TO SELLER

Each Seller is obligated to disclose any facts concerning the condition of the Property which are not readily observable and any other matters which might adversely affect the Property or influence a prospective Buyer. This Disclosure Statement is designed to assist Seller in complying with these disclosure requirements and to provide clear information to Buyers.

NOTICE TO BUYER

This is a disclosure of Seller's knowledge as of the date signed by Seller. It is not a substitute for Buyer's thorough inspection of the property. The real estate brokers and their agents are not qualified to advise Buyer about the condition of Property. THE INFORMATION CONTAINED IN THIS DISCLOSURE STATEMENT HAS BEEN PROVIDED BY THE SELLER AND IS NOT A REPRESENTATION OF THE LISTING BROKER, THE SELLING BROKER OR THEIR AGENTS.

LAND(SOILS, DRAINAGE AND BOUNDARIES)

Is there any landfill dirt or expansive soil on the property? Y N U
Do you know of any settling or grading problems on the Property? Y N U
Is the Property located in a flood zone or wetland rea? Y N U
Are there any past or present drainage or flood problems affecting the property? Y N U
Do you know of any encroachments, boundary line disputes or easements(except utility)affecting property? Y N U
Are the boundaries of property marked in any way? Y N U
Are any trees or shrubs on property diseased or dead? Y N U
Are you aware of any gas/oil wells on property or adjacent property? Y N U
If any of your answers in this section are "Yes," explain in detail.

Normal Settling expected in an old home

Has the property ever had a stake survey? (If yes, attach a copy of said survey) Y N U
Is there fencing on property? Y N U If yes, does fencing belong to property Y N U

HOMEOWNERS ASSOCIATIONS/CONDMINIUMS/NEIGHBORHOOD/OTHER MATTERS

Is any feature of property shared in common with adjoining landowners, such as walls, fences, roads or driveways, whose use or responsibility for maintenance might have an effect on property? Y N U
Is there any defect, damage, or problem with any common elements or common areas which could affect their values or desirability? Y N U
Is there any condition or claim which may result in an increase in Homes Assoc. assessments or fees? Y N U
Do you know of any proposed changes in your neighborhood that could adversely affect the value or desirability of property (noise & nuisance, threat of condemnation, street widening, etc.)? Y N U
Are you aware of any pending bonds or assessments for improvement that apply to property? Y N U
Is property subject to rules or regulations of any Home Association? (Attach copy, if available). Y N U
If any of your answers in this section are "Yes," explain in detail.

We do pay Homes Association dues in the amount of \$ per year, payable (yearly/monthly) and are paid in full until

ROOF

Age 12-16 years Type Asphalt
Has the roof ever leaked during your ownership? Y N U
Has the roof been replaced or repaired during your ownership? Y N U
Have there been any problems with the roof or rain gutters? Y N U
Have you made any insurance claims in the past 5 years? Y N U
Were repairs from claim(s) made? Y N U
If any of your answers in this section are "Yes," explain in detail.

Seller's Initials
Buyer's Initials

TERMITES AND/OR WOOD DESTROYING INSECTS

Do you have any knowledge of termites and/or wood destroying insects on or affecting property?Y N U
Do you have knowledge of any damage to property caused by termites or wood destroying insects?Y N U
Is property currently under warranty or other coverage by a licensed pest control company?Y N U
Do you know of any termites/pest control reports or treatments for property in last five years?Y N U
If any of your answers in this section are "Yes," explain in detail. _____

STRUCTURAL/FOUNDATION WALLS (state past or present problems)

Do you know of any movement, shifting or other problems with foundation, basement, crawl space or slab? Y N U
Do you know of any cracks or flaws in walls, foundation, or floors of basement, crawl space, slab or garage? Y N U
Has there ever been any water leakage or dampness in the basement or crawl space? Y N U
Have there ever been any problems with driveways, walkways, patios, or retaining walls on the property? . Y N U
Have there been any problems with fireplace and/or chimney?Y N U
If any of your answers in this section are "Yes," explain in detail. When describing repairs or control efforts, describe location, extent, date and name of person who did repair or control effort. Attach any reports or receipts. _____

Please give date of last chimney cleaning: _____

ADDITIONS/REMODELING

List and describe any additions, structural changes or alterations made to property by you or former owner. _____

Did you or any former owner make these or other additions, structural changes, or alterations to property without all the necessary permits and approval?.....Y N U
Was all work performed in compliance with building codes? If "no," explain. _____

PLUMBING AND RELATED ITEMS

Type: Copper PVC Iron Galvanized
What is your drinking water source? City Water Rural Water Dist. Cistern Well
If well water, state type _____ depth _____ diameter _____ age _____
when was it last checked for safety _____ what was the result of the test _____
Do you have a water softener? Y N Leased Owned
Is there a water purifier system? Y N If yes, is it Reverse Osmosis? Y N
Type of sewage system? City Septic tank(s) Lagoon Cesspool Holding Tank Other
When was your sewage system last serviced? Unknown By Whom? _____
Do you know of any leaks, backups, or other problems relating to any of the plumbing, water or sewage-related items? no
If "Yes," explain in detail. _____

HEATING AND COOLING SYSTEMS (Check appropriate items)

Cooling: Central Air Central Gas Window Units (#Included in sale) _____
Zoned cooling? Y N Age of cooling system: _____
Heating: Electric Forced Air Gas Fuel Oil (Propane Tank: Lease Own)
Other Zoned heating Y N (Age of heating system _____)
Last date of servicing: Cooling _____ Heating _____ By Whom _____
Water Heating: Electric Gas Solar
Describe any known problems or repairs on the above systems. _____

ELECTRICAL SYSTEMS

Type: Copper Aluminum Unknown Electrical Panel Total Amps Capacity _____
Describe any known problems, repairs or modifications _____

Seller's Initials _____
Buyer's Initials _____

EQUIPMENT AND APPLIANCES

NS=not staying NA=not applicable EX=Exclude from mechanical O=Operating

- Attic fan
Convection Oven
Door Bell
Elec. garage door opener(s)
Fireplace insert
Gas Starter for fireplace
Hot tub
Lawn sprinklers
Pool Heater
Sauna
Stove vent hood
Trash Compactor
Wood burning Stove
Ceiling fans- # 2
Dishwasher
Downdraft cook stove
Garage door transmitters
Gas grill
Gas yard light
Humidifier
Sprinkler backflow valve
Pool/Spa Equipment
Security system
Sump Pump
TV antenna/Sat. dish
Other Refrigerator
Central Vac
Disposal
Electric air cleaner
Exhaust Fans (bath)
Gas logs
Heat recirculating system
Intercom
Microwave oven
Range oven
Smoke detector(s) #-
Swimming Pool
Whirlpool tub
Other Washer Dryer

TOXIC SUBSTANCES

Do you know of any underground tanks on the property? Y N U
Do you know of any toxic substances present on the property (structure or soil) such as methane gas, asbestos insulation or products, radioactive material, landfill, radon, lead paint, or others? Y N U
Have you ever had the property tested for these or any other toxic substances? Y N U
If any of your answers in this section are "Yes," explain in detail and attach reports.

OTHER MATTERS

Is there any existing or threatened legal action affecting the property? Y N U
Do you know of any violation of local, state or federal laws or regulations relating to property? Y N U
Do you know of any violation of zoning, setbacks or restrictions, or non-conforming uses? Y N U
Do you know of any past or present uses of the property other than as residential property, such as commercial use, dumping site, farming? Y N U
Are there any unrecorded interests affecting the property? Y N U
Do you know of any damage to the property or any structure past or present due to fire,wind,hail or floods? Y N U
If any of your answers in this section are "Yes," explain in detail:
Describe any significant repairs or alterations to the property not already disclosed, and who did the work.

State any other facts or information relating to the property that would be of concern to a Buyer.

The undersigned Seller represents that the information set forth in the foregoing Disclosure Statement is accurate and complete. Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind.

Seller [Signature] Date of Listing 2-6-23
Seller
Seller
Seller

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

- 1. I/We have carefully inspected the property, Subject to (1) inspections allowed by my/our contract, and (2) the warranties and representations of the Seller in my/our contract, and (3) the information contained in this disclosure statement, I/We agree to purchase the property in its present condition.
2. I agree to verify any of the above information that is important to me by an independent investigation/inspection of my own. I have been advised to have the property examined by professional inspector(s).
3. I acknowledge that neither Seller nor any Real Estate Broker or their agents 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 or value of the property are being relied upon by me except as disclosed above or stated within the sales contract.

Buyer Date of Contract
Buyer Date of Contract

This is a legally binding agreement. If not understood, consult an attorney.

General Questions: Utilities: gas electric water sewer cable Approx. Amts. per month Provider Phone Co.
Taxes last year

Seller's Initials
Buyer's Initials