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SELLER'S PROPERTY DISCLOSURE STATEMENT

Seller's Name: Alyssa Moore

Property Address: 375 Granite, Breman KS 66412

Notice to Seller: This Property Disclosure Statement ("Disclosure") allows a Seller of residential property to disclose to a potential Buyer all known facts that materially and adversely affect the value of the subject property that is not readily observable. This Disclosure statement is designed to assist the Seller with informing a potential Buyer in evaluating the property for purchase. The listing real estate agent, the selling real estate agent and their respective agents will also rely upon this information when marketing and presenting the property to prospective Buyers. Completion of this Disclosure should be done in accordance with State law.

Notice to Buyer: The information provided is the representation is of the Seller's best knowledge as of the date noted. Disclosure by the Seller is not a substitute for an inspection and you may wish to obtain such an independent home inspection company. The information contained in this statement is not a warranty by the Seller as to the condition of the Property, of which the Seller is required to disclose any known latent (hidden, concealed, or unseen) defects to any potential Buyer.

Buyer's Initials _____ / _____

1. OWNERSHIP.
Property Type: Single Family (ex. single family, condo, etc.)
Year Built: 1926
Ownership Length: 4 years (ex. 5 years)

2. WATER SUPPLY.
Type: ☑ - Public ☐ - Well ☐ - Other _____
Any Issues with the Water? ☑ No, ☐ Yes, the issues are: _____
Any Water Treatment Systems? ☑ No, ☐ Yes, ☐ Unknown, ☐ N/A, ☐ Leased
Other Comments: _____

3. SEWAGE DISPOSAL.
Type: ☐ Public, ☐ Septic
Septic Systems Functioning Properly? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A
Last Time the Septic System was Pumped? _____, 20___
Other Comments: _____

4. HEATING.
Type: ☐ Oil, ☐ Natural Gas, ☐ Electric, ☑ Propane, ☐ Other: _____
Is Heat Supplied to All Finished Rooms? ☐ No, ☑ Yes, ☐ Unknown, ☐ N/A
Are the Systems in Operating Condition? ☐ No, ☑ Yes, ☐ Unknown, ☐ N/A
Other Comments: _____

5. AIR CONDITIONING.
Type: ☐ Oil, ☐ Natural Gas, ☑ Electric, ☐ Propane, ☐ Other: _____
Is AC Supplied to All Finished Rooms? ☐ No, ☑ Yes, ☐ Unknown, ☐ N/A
Is the AC System in Operating Condition? ☐ No, ☑ Yes, ☐ Unknown, ☐ N/A
Other Comments: _____

6. HOT WATER.
Type: ☐ Oil, ☐ Natural Gas, ☐ Electric, ☑ Other: propane.
Age: 2026 (ex. 5 years)
Other Comments: _____

7. FOUNDATION.
Any Settlement or other Problems? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A
Other Comments: Normal

8. BASEMENT / CRAWLSPACE / CELLAR.
Any Leaks or Excessive Moisture? ☐ No, ☐ Yes, ☑ Unknown, ☐ N/A
Other Comments: Normal wear for age of house

9. ROOF.
Any Leaks or Evidence of Moisture? ☑ No, ☐ Yes, ☐ Unknown, ☐ N/A
Any Existing Fire-Retardant Treated Plywood? ☑ No, ☐ Yes, ☐ Unknown, ☐ N/A
Other Comments: New roof - 2014

10. PLUMBING SYSTEM.
Is the Plumbing System in Operating Condition? ☐ No, ☑ Yes, ☐ Unknown, ☐ N/A
Are there any Known Issues with the Plumbing System? ☑ No, ☐ Yes
Other Comments: _____

11. ELECTRIC SYSTEMS.
Any Known Issues with the Electrical System? ☑ No, ☐ Yes, ☐ Unknown, ☐ N/A
Other Comments: _____

12. INSULATION.
In Exterior Walls? ☐ No, ☐ Yes, ☑ Unknown, ☐ N/A
In Ceiling/Attic? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A
Under the Floor? ☑ No, ☐ Yes, ☐ Unknown, ☐ N/A
In any Other Areas? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A
Other Comments: _____

13. EXTERIOR DRAINAGE.
Water Stand on the Property after a Heavy Rain? ☐ No, ☑ Yes, ☐ Unknown, ☐ N/A
Are Gutters and Downspouts in Operating Condition? ☑ No, ☐ Yes, ☐ Unknown, ☐ N/A
Other Comments: needs some work

14. CARBON MONOXIDE ALARM.
Is a Carbon Monoxide Alarm on the Property? ☐ No, ☐ Yes, ☐ Unknown, ☐ N/A
Other Comments: _____

15. HAZARDOUS OR REGULATED MATERIALS.
Are there any Hazardous or Regulated Materials located on the Property, including, but not limited to, mold, asbestos, radon gas, lead-based paint, licensed landfills, methamphetamine labs, underground storage tanks, any mining operations or other past contamination on the Property? ☑ No, ☐ Yes, ☐ Unknown, ☐ N/A
Other Comments: _____

16. FIRE.
Any Fireplaces, Woodstoves, or Chimneys? ☑ No, ☐ Yes, ☐ Unknown, ☐ N/A
How Many? ____
Are they in Working Condition? ☐ No, ☐ Yes, ☐ Unknown, ☑ N/A
Other Comments: _____

17. ZONING VIOLATIONS.
Are there any Zoning Violation, nonconforming uses, violation of building restrictions or set-back requirements or any recorded or unrecorded easement, except for utilities, on or affecting the Property? ☑ No, ☐ Yes, ☐ Unknown, ☐ N/A
Other Comments: _____

18. IMPROVEMENTS.
Have you or a Contractor made Improvements on the Property? ☑ No, ☐ Yes, ☐ Unknown, ☐ N/A
Other Comments: _____

19. FLOOD ZONE.
Is the Property located in a Flood Zone? ☑ No, ☐ Yes, ☐ Unknown, ☐ N/A
Other Comments: _____

20. RESTRICTIONS.
Are there any Restrictions on the Property? ☑ No, ☐ Yes, ☐ Unknown, ☐ N/A
Other Comments: _____

21. MINERAL RIGHTS.
Are there any Mineral Rights on the Property? ☑ No, ☐ Yes, ☐ Unknown, ☐ N/A
Do you Own the Mineral Rights? ☑ No, ☐ Yes, ☐ Unknown, ☐ N/A
Other Comments: _____

22. MURDER / SUICIDE.
To your knowledge, has there ever been a murder or suicide within the boundaries of the Property?
☑ No, ☐ Yes, ☐ Unknown, ☐ N/A
Other Comments: _____

23. MATERIAL DEFECTS.
Are there any Material Defects, including latent defects, affecting the physical condition of the Property? ☑ No, ☐ Yes, ☐ Unknown, ☐ N/A
Other Comments: _____

24. STRUCTURAL SYSTEMS.
Are there any defects with other Structural Systems on the Property? (including but not limited to, exterior walls, floors, driveways, sidewalks, etc.) ☐ No, ☐ Yes, ☑ Unknown, ☐ N/A

25. ADDITIONAL DISCLOSURES.

_____

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_____

26. SIGNATURE AREA

Seller's Signature Alyssa Moore _____ **Seller's Signature** _____

Buyer's Signature _____ **Buyer's Signature** _____

Agent's Signature Valery Pell