

Wagon Wheel Agency LLC  
1530 S. Santa Fe  
Chanute, KS. 66720  
620-431-2954

## SELLER'S DISCLOSURE STATEMENT

Address: 326 Hillside Dr, Chanute, Ks. 66720

This is a disclosure of the seller's knowledge of the condition of the property as of the date signed by the seller. This is not a substitute for inspections or warranties which the buyer is encouraged to obtain. It is not a warranty of any kind by the seller or the broker.

1. **OCCUPANCY:** Does the seller currently occupy the property? Yes  
If not, how long has it been since the seller occupied the property? \_\_\_\_\_
2. **SOIL DRAINAGE AND BOUNDARIES:** Is the property located in the flood zone? No  
Are there any known drainage problems? NO  
Are there any known boundary disputes, easements, or shared driveways? NO  
If yes, please explain: \_\_\_\_\_
3. **ROOF:** Age of roof? 14 yrs. 2019 Hockett Are there any known leaks? NO  
Have you received an insurance settlement on the roof? \_\_\_\_\_  
If so, what was the amount of the settlement and have repairs been made? \_\_\_\_\_
4. **TERMITES, DRY ROT, PESTS:** Are you aware of any termite/insect damage or dry rot? NO  
If yes, please explain treatments given. \_\_\_\_\_
5. **STRUCTURAL ITEMS:** Are you aware of any foundation, wall, or flooring problems? NO
6. **BASEMENTS AND CRAWL SPACES:** Does water accumulate in these areas? NO  
Is there a sump pump? \_\_\_\_\_ is the sump pump currently operational? \_\_\_\_\_
7. **REMODELING:** Have improvements been made in compliance with current building codes?  
Yes
8. **PLUMBING AND WATER SOURCE:** What is the source of water for the home? City  
What type of sewer system does the home currently have? \_\_\_\_\_ Does  
the system comply with current codes? \_\_\_\_\_

9. HEATING AND AIR CONDITIONING: What is the age of the current system? Front unit new in 2021 back unit older

Are there any known problems with the current system? NO

10. ELECTRICAL: Are you aware of any known electrical problems? NO

If yes, explain. \_\_\_\_\_

11. TOXIC SUBSTANCES: Are you aware of any toxic substances on the property, such as, asbestos, radon, lead paint, or other? NO

12. OTHER: Are you aware of any other item previously not mentioned that could have an adverse effect of the value of the property? master bathtub is elevated + needs to be fixed or replaced. Trash compactor doesn't work. New liner in pool about 5yrs. ago.

Pool has been professionally opened and closed each year. Fish ponds needs sealed. Sprinkler system needs new control box. Pool has a small leak but is regulated by a device that keeps water level up. Cleaning machine just quit working pool company may replace.

Carrie J. Whitehead 9/2-23  
LIVTE 2/22 CW

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

There is a deed restriction controlling air space.

1. I understand and agree that the information given in this form is limited to information of which the seller has actual knowledge and that the seller can only make an honest effort to fully disclose the information requested.

2. This property is being sold to me without warranties or guarantees of any kind by the seller or broker concerning the condition or value of the property.

3. I agree to verify any of the above information, any other important information provided by the seller or broker by an independent investigation of my own or with the help of professional inspectors of my own choosing.

4. I acknowledge that neither the seller nor broker is an expert at detecting or repairing physical defects concerning the said property.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_