

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

SELLER'S DISCLOSURE STATEMENT

Address: 219 E. 11th St 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? NO
If not, how long has it been since the seller occupied the property? 23 MONTHS
2. **SOIL DRAINAGE AND BOUNDARIES:** Is the property located in the flood zone? _____
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? 6 Are there any known leaks? NO
Have you received an insurance settlement on the roof? NO
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? NO is the sump pump currently operational? _____
7. **REMODELING:** Have improvements been made in compliance with current building codes? NO
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? CITY
Does the system comply with current codes? YES

9. HEATING AND AIR CONDITIONING: What is the age of the current system? 18?

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? NO

Carol A. Christman
SELLER - Carol Christman

DATE SELLER

11-12-24
13
DATE

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