



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM (Residential)

1 **SELLER:** Scott and Jamie Garten
2 **PROPERTY:** 2454 Highway 15 Abilene KS 67410-Onsite Residential Dwelling
3

4 **1. SELLER'S INSTRUCTIONS**
5 SELLER agrees to disclose to BUYER all material defects, conditions and facts, past and present,
6 **KNOWN TO SELLER** which may materially affect the value of the Property. This disclosure statement is
7 designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers
8 will rely on this information.
9

10 **2. NOTICE TO BUYER**
11 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not
12 a substitute for any inspections or warranties. It is not a warranty of any kind by SELLER or a warranty
13 or representation by the Broker(s) or their licensees.
14

15 **3. OCCUPANCY**
16 Approximate age of Property? 31 years How long have you owned? 10 year
17 Does SELLER currently occupy the Property? Yes No
18 If not, how long has it been since SELLER occupied the Property? _____ years/months.
19

- 20 **4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH**
21 **SELLER'S LAND DISCLOSURE ALSO.)**
- 22 (a) Fill or expansive soil on the Property? Yes No
 - 23 (b) Sliding, settling, earth movement, upheaval or earth stability problems on
24 the Property? Yes No
 - 25 (c) Is the Property in a mapped Fort Riley noise zone? Yes No
 - 26 (d) Is the Property in a mapped airport overlay district zone? Yes No
 - 27 (e) In which Unified School District (USD) is the Property located? 435
 - 28 (f) Is the Property or any portion thereof located in a flood zone or wetlands area,
29 as designated by FEMA or any federal, state or local governmental agency? Yes No
 - 30 (g) Do you pay flood insurance premiums? Yes No
 - 31 (h) If yes, is it required by your current mortgage lender? Yes No
 - 32 (i) Drainage or flood problems on the Property or adjacent properties? Yes No
 - 33 (j) Are the boundaries of the Property marked in any way? Yes No
 - 34 (k) Do you have a Certificate of Survey of the Property? If yes, attach copy Yes No
 - 35 (l) Encroachments, boundary line disputes, or non-utility easements affecting
36 the Property? Yes No
 - 37 (m) Any fencing on the Property? Yes No
 - 38 (n) If yes, does fencing belong to the Property? Yes No
 - 39 (o) Diseased, dead, or damaged trees or shrubs on the Property? Yes No
 - 40 (p) Gas/oil wells, lines or storage facilities on Property or adjacent property? Yes No

41 If any of the answers in this section are "Yes", explain in detail: _____

42 _____

43 _____

44 _____

45 _____

46 5. ROOF:

47 (a) Approximate Age: 2 years Unknown

48 Type: asphalt

49 (b) Any problems with the roof, flashing or rain gutters? Yes No

50 If so, what was the date of the occurrence? _____

51 (c) Any repairs to the roof, flashing or rain gutters? Yes No

52 Date of and company performing such repairs _____ / _____

53 (d) Any roof replacement?

54 If yes, was it: Complete or Partial Yes No

55 (e) What is the number of layers currently in place: 1 layers, or Unknown.

56 If any of the answers in this section are "Yes", explain in detail below: (All available warranties and
57 other documentation are attached) 2022 Roof replaced for whole

58 facility & house

59 _____

60 _____

62 6. INFESTATION – ARE YOU AWARE OF:

63 (a) Any termites, wood destroying insects, or **other** pests on the Property? Yes No

64 (b) Any damage to the property by termites, wood destroying insects or **other**
65 pests? Yes No

66 (c) Any termite, wood destroying insects or other pest control treatments on the
67 Property in the last five years? Yes No

68 If yes, list company, when and where treated _____

69 (d) Any warranty, bait stations or other treatment coverage by a licensed pest
70 control company on the Property? Yes No

71 If yes, the annual cost of service renewal is \$ _____ and the time remaining on the
72 service contract is _____ . (Check One)

73 The treatment system stays with the Property, or the treatment system is subject to
74 removal by the treatment company if annual service fee is not paid.

75 If any of the answers in this section are "Yes", explain in detail (attach any receipts): _____

76 _____

77 _____

78 _____

79 _____

80 **7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS – ARE YOU AWARE OF:**

- 81 (a) Movement, shifting, deterioration, or other problems with walls, foundations,
82 crawl space or slab? Yes No
- 83 (b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab,
84 crawl space, basement floor or garage? Yes No
- 85 (c) Any corrective action taken including, but not limited to piercing or bracing? .. Yes No
- 86 (d) Any water leakage or dampness in the house, crawl space or basement? ... Yes No
- 87 (e) Any dry rot, wood rot or similar conditions on the wood of the Property? Yes No
- 88 (f) Any problems with driveways, patios, decks, fences or retaining walls on
89 the Property? Yes No
- 90 (g) Any problems with fireplace and/or chimney? Yes No
- 91 Date of last cleaning? 2022
- 92 (h) Does the Property have a sump pump? Yes No
- 93 (i) Any repairs or other attempts to control the cause or effect of any problem
94 described above? Yes No

95 **If any of the answers in this section are "Yes", explain in detail.** When describing repairs or control
96 efforts, describe the location, extent, date, and name of the person who did the repair or control effort and
97 attach, if available, any inspection reports, estimates or receipts: _____

98 There is sump in basement floor
99 _____
100 _____

101
102 **8. ADDITIONS AND/OR REMODELING:**

- 103 (a) Are you aware of any additions, structural changes, or other material
104 alterations to the Property? Yes No

105 **If "Yes", explain:** _____
106 _____

- 107 (b) If "Yes", were all necessary permits and approvals obtained, and was all
108 work in compliance with building codes? N/A Yes No

109 **If "No", explain:** _____
110 _____

111
112 **9. PLUMBING RELATED ITEMS:**

- 113 (a) What is the drinking water source? Public Private Well Cistern
- 114 If well water, state type _____ depth _____
- 115 diameter _____ age _____

- 116 (b) If the drinking water source is a well, when was the water last tested and what
- 117 was the result of the test? _____
- 118 (c) Is there a water softener on the Property? Yes No
- 119 (If so, is it: Leased Owned?)
- 120 (d) Is there a water purifier system? Yes No
- 121 (If so, is it: Leased Owned?)
- 122 (e) What type of sewage system serves the Property? Public Sewer, or Private Sewer, or
- 123 Septic System, or Cesspool, or Lagoon, or Other _____
- 124 (f) If there is a septic system, is there a sewage pump on the septic system? ... Yes No
- 125 (g) Is there a grinder pump system? Yes No
- 126 (h) If there is a privately owned system, when was the septic tank, cesspool, or sewage system
- 127 last serviced? _____ By whom? _____
- 128 (i) Is there a sprinkler system? Yes No
- 129 Does sprinkler system cover full yard? N/A Yes No
- 130 If "No", explain: Some of Backyard does not have sprinkler
- 131 (j) Is there a back flow prevention device on the lawn sprinkling system, sewer
- 132 or pool? Yes No
- 133 Are city/county compliance inspections required? Yes No
- 134 If yes, date of last inspection _____
- 135 (k) Are you aware of any leaks, backups, or other problems relating to any of the plumbing,
- 136 water, and sewage related systems? Yes No
- 137 (l) Type of plumbing material currently used in the Property:
- 138 Copper Galvanized Other _____
- 139 The location of the main water shut-off is _____
- 140 (m) The location of the sewer line clean out trap is: _____

141 **If your answer to any of the questions in this section is "Yes", explain in detail and provide**

142 **available documentation:** proscapes manages sprinkler

143 system

144 _____

145 _____

146

147 **10. HEATING AND AIR CONDITIONING:**

- 148 (a) Does the Property have air conditioning? Yes No
- 149 Central Electric Central Gas Heat Pump Window Unit(s)
- 150 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
- 151 1. 2021 summer ✓ with new Hgt plumbing
- 152 2. _____ ✓

153 (b) Does the Property have heating systems? Yes No

154 Electric Fuel Oil Natural Gas Heat Pump Propane Fuel Tank Other _____

155 Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?

156 1. 2021 Wuthnow Htg + Plb. HTR. propane Central

157 2. _____

158 (c) Are there rooms without heat or air conditioning? Yes No

159 If yes, which room(s)? _____

160 (d) Does the Property have a water heater? Yes No

161 Electric Gas Solar

162 Unit Age of Unit Capacity (gallons) Location Last Date Serviced/By Whom?

163 1. 2022 Basement Jeremy Kellogg

164 2. Northside Plumbing

165 (e) Are you aware of any problems regarding these items? Yes No

166 If your answer to question 10(c) and/or 10(e) in this section is "Yes", explain in detail: _____

167 _____

168 _____

169 _____

170 _____

171 11. ELECTRICAL SYSTEM:

172 (a) Type of material used: Copper Aluminum Unknown

173 (b) Type of electrical panel(s): Breaker Fuse

174 Location of electrical panel(s): _____

175 Size of electrical panel (total amps), if known: _____

176 (c) Are you aware of any problem with the electrical system? Yes No

177 If "Yes", explain in detail: _____

178 _____

179 _____

180 _____

181 _____

182 12. HAZARDOUS CONDITIONS:

183 (a) Underground tanks on the Property? Yes No

184 (b) Landfill on the Property? Yes No

- 185 (c) Toxic substances on the Property, (e.g. tires, batteries, etc.)? Yes No
- 186 (d) Has the Property been tested for any of the above listed items? Yes No
- 187 (e) Have you had the property tested for radon? Yes No
- 188 (f) Have you had the property tested for mold? Yes No
- 189 (g) Are you aware of any other environmental issues? Yes No
- 190 (h) Are you aware of any methamphetamine or controlled substances ever being
191 used or manufactured on the Property? Yes No

192 **If your answer to any of the questions in this section is "Yes", explain in detail and attach test**
 193 **results:** _____
 194 _____
 195 _____

196
 197 **13. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:**

- 198 (a) Are you aware of any current/pending bonds, assessments, or special taxes
199 that apply to Property? Yes No
 Amount: \$ _____
- 200 (b) Are you aware or have you received any notice of any condition or proposed
201 change in your neighborhood or surrounding area? Yes No
- 202 (c) Is the Property subject to covenants, conditions, and restrictions of a
203 Homeowner's Association or subdivision restrictions? Yes No
- 204 (d) Are you aware of any violations of such covenants and restrictions? Yes No
- 205 (e) Does the Homeowner's Association impose its own transfer fee when this
206 Property is sold? Yes No
 207 If "yes", what is the amount? \$ _____
- 208 (f) Homeowners Association dues in the amount of \$ _____ are payable yearly quarterly
 209 monthly. Homeowners Association contact name, phone number, website, or email address:
 210 _____

- 212 (g) Are you aware of any defect, damage, proposed change or problem with any
213 common elements or common areas? Yes No
- 214 (h) Are you aware of any condition or claim which may result in any change to
215 assessments or fees? Yes No
- 216 (i) Are streets privately owned? Yes No
- 217 (j) Is Property in a historic, conservation or special review district that
218 requires any alterations or improvements to Property be approved by a
219 board or commission? Yes No
- 220 (k) Is Property subject to tax abatement? Yes No
- 221 (l) Is Property subject to a right of first refusal? Yes No

222 **If the answer to any of the above questions is "Yes" except (c), explain in detail, including**
 223 **amounts, if applicable:** _____
 224 _____
 225 _____
 226 _____

227 **14. OTHER MATTERS:**

- 228 (a) Are you aware of any of the following? Yes No
- 229 Party walls Common areas Easement Driveways
- 230 (b) Are you aware of any fire damage to the Property? Yes No
- 231 (c) Are there any liens, other than mortgage(s) currently on the Property? Yes No
- 232 (d) Are there any violations of laws or regulations affecting the Property? Yes No
- 233 (e) Are you aware of any other conditions that may materially and adversely affect the value or desirability of the Property? Yes No
- 234 (f) Are you aware of any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Yes No
- 235 (g) Have you had a pet in the Property? Yes No
- 236 (h) Are you aware of any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
- 237 (i) Do you have keys for all exterior doors, including garage doors in the home? Yes No
- 240 List locks without keys _____
- 241
- 242
- 243 (j) Are you aware of any violation of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- 244 (k) Are you aware of any unrecorded interests affecting the Property? Yes No
- 245 (l) Are you aware of anything that would interfere with giving clear title to the BUYER? Yes No
- 246 (m) Are you aware of any existing or threatened condemnation or other legal action pertaining to the Property? Yes No
- 247 (n) Are you aware of any litigation or settlement of litigation pertaining to this Property? Yes No
- 248 (o) Have you added any insulation since you have owned the Property? Yes No
- 249 (p) Have you replaced any appliances that remain with the Property in the past five years? Yes No
- 250 (q) Are there any transferable warranties on the Property or any of its components? Yes No
- 251 (r) Have you made any insurance or other claims pertaining to this Property in the past 5 years? Yes No
- 252 (s) If yes, were repairs from claim(s) completed? Yes No
- 253 Are you aware of any use of synthetic stucco in the Property? Yes No
- 254
- 255
- 256
- 257
- 258
- 259
- 260

261 **If any of the answers in this section are "Yes", (except i), explain in detail:** _____

262 Kitchen Ref, AC unit, water heater

264 **15. UTILITIES:** Identify the name and phone number for utilities listed below.

265 Electric Company Name - Energy Phone 800 383 1183

266 Gas Company Name - propane Central Phone 785 762 2123

267 Water Company Name - Well Phone _____

268 **16. PERSONAL PROPERTY, EQUIPMENT AND APPLIANCES**

269 In consideration of Buyer completing the purchase of the property set forth in #1 above and for no
270 additional value, it is agreed that the following items located in the subject property shall transfer to
271 Buyer at closing:

272
273 **Check if staying:**

- 274 Air Conditioning Window Units, # _____
- 275 Propane Tank
- 276 Central vac and attachments Own Lease
- 277 Dishwasher Refrigerator
- 278 Fireplace insert Location of Refrigerator Kitchen +
- 279 Garage door opener(s), # _____ Security System Basement Own Lease
- 280 Garage Door Transmitter(s), # _____ Own Lease
- 281 Laundry - Washer Smart home devices (identify) _____
- 282 Laundry - Dryer Spa/Hot Tub/Sauna & Equipment Window curtains and drapes
- 283 Microwave Oven Statuary/Yard Art (identify) _____
- 284 Oven Elec. Gas Convection Stovetop Elec. Gas Wood/pellet burning stove
- 285 Other water purifier Other _____
- 286 Other _____ Other _____
- 287 Other _____ Other _____
- 288 Other _____ Other _____

289
290 **17. ADDITIONAL DISCLOSURES**

291 Disclose any material information or property inspections and describe any significant repairs,
292 improvements or alterations to Property not fully revealed above. If applicable, state who did the work.
293 Attach to this disclosure any repair estimates, inspection reports, invoices, notices or other documents
294 describing or referring to the matters revealed herein:

295 _____

296 _____

297 _____

298 _____

299 _____

300 _____

301 _____

302 _____



303 The undersigned SELLER represents that the information set forth in the foregoing Disclosure Statement
 304 is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
 305 guarantee of any kind. SELLER hereby authorizes their agent to provide this information to prospective
 306 BUYER of the property and to real estate brokers and salespeople. **SELLER will promptly notify**
 307 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to**
 308 **Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER,**
 309 **in writing, of such changes. (Initial and date any changes and/or attach a list of additional**
 310 **changes. If attached, # _____ of pages).**

311
 312 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

313
 314 Jamie Gaulton 8/15/23 Scott Gaulton 8/15/23
 315
 316 **SELLER** **DATE** **SELLER** **DATE**

317 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 318
 319 1. I understand and agree that the information in this form is limited to information of which SELLER has
 320 actual knowledge and that SELLER need only make an honest effort at fully revealing the information
 321 requested.
 322 2. This property is being sold to me without warranties or guaranties of any kind by SELLER or Broker(s)
 323 or agents concerning the condition or value of the Property.
 324 3. I agree to verify any of the above information, and any other important information provided by
 325 SELLER or Broker (including any information obtained through the Multiple Listing Service) by an
 326 independent investigation of my own. I have been specifically advised to have Property examined by
 327 professional inspectors.
 328 4. I acknowledge that neither SELLER nor Broker is an expert at detecting or repairing physical defects
 329 in Property.
 330 5. I specifically represent that there are no important representations concerning the condition or value of
 331 Property made by SELLER or Broker on which I am relying except as may be fully set forth in writing
 332 and signed by them.
 333

334
 335
 336 **BUYER** **DATE** **BUYER** **DATE**

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