SELLER'S PROPERTY DISCLOSURE STATEMENT

(To be completed by Seller)

Sunflower Association of REALTORS®, Inc.

Property Address: 1661 90TH PEABODY, KS 66866 Date: 8/11/2026

Approximate age of property: _____ Date Purchased: _____

Real estate transactions generally run smoother if all pertinent information pertaining to the property is disclosed prior to the actual contract date. Please be as complete and accurate as possible. **The form is not a warranty or guarantee of any kind by Seller or any Broker(s) involved in the transaction, and is not a substitute for Buyer having the property carefully examined for potential problems or defects by qualified professionals.** Attach additional sheets if space is insufficient for all applicable comments. Seller acknowledges and understands that the Broker(s) and potential Buyer of the property will rely upon the accuracy of facts and opinions set forth in this statement.

1. APPLIANCES *Please note that personal property items listed on this form are not included unless specified in the contract.*	Working	Not Working	None/Not Included
a. Built-in vacuum system			✓
b. Clothes dryer			✓
c. Clothes washer			✓
d. Dishwasher	✓		
e. Disposal NO	~~✓~~		✓
f. Free-standing freezer			✓
g. Gas grill			✓
h. Built-in microwave			✓
i. Built-in oven	✓		
j. Kitchen cook top/range	✓		~~✓~~
k. Kitchen refrigerator			✓
l. Room air conditioner # of units _____			✓
m. Trash compactor			✓
n. TV antenna/dish			✓
o. Vent hood	✓		
p. Other			
Comments/explanations:			

2. ELECTRICAL SYSTEM	Working	Not Working	None/Not Included
a. Air purifier			✓
b. Ceiling fan(s) # of units 2	✓		
c. Doorbell	✓		
d. Garage door opener(s) # of units 1	✓	need opener fob.	
e. Inside telephone wiring			✓
f. Intercom/sound system			✓
g. Light fixtures	✓		
h. Security system, includes (check all that apply): ☐ Smoke alarm ☐ AV (security cameras) ☐ Fire alarm ☐ Carbon monoxide detection ☐ Own ☐ Lease Monitored by:			✓
i. Detectors (check all that apply) ☐ Smoke alarm ☐ Carbon monoxide ☐ Propane			✓
j. Switches & outlets	✓		
k. Bathroom vent fan(s)	✓		
l. Who is your electric service provider? FLINT HILLS			
m. Other:			
n. Who is your internet provider? FLINT HILLS.			
Comments/explanations:			

3. HEATING & COOLING SYSTEMS	Working	Not Working	None/Not Included
a. Attic fan			✓
b. Central air conditioning	✓		
c. Electronic air cleaner			✓
d. Heat pump			✓
e. Heating system type(s) (check all that apply): ☐ Gas ☑ Electric ☐ Propane ☐ Other CEILING	✓		
f. Humidifier			✓
g. Propane tank # of gallons 500 ☑ Own ☐ Lease If leased, company name: FOR GENERATOR ONLY			
h. Fireplace - wood # of units 2	✓		
i. Fireplace - gas # of units _____			✓
j. Fireplace - gas starter # of units _____			✓
k. Wood burning stove			✓
j. Other			
Comments/explanations:			

4. PLUMBING / CLEAN WATER SYSTEMS	Working	Not Working	None/Not Included
a. Plumbing pipes	✓		
b. Plumbing fixtures	✓		
c. Water heater type(s) (check all that apply): # of units 1 ☐ Gas # of gallons _____ ☑ Electric # of gallons 40 ? ☐ Propane # of gallons _____ ☐ Other # of gallons _____			
d. Water purifier			✓
e. Water softener ☐ Own ☐ Lease If leased, company name:			✓
f. Jet tub			✓
g. Hot tub			✓
h. Pool			✓
i. Pool equipment			✓
j. Sauna			✓
k. Underground sprinkler			✓
l. Sump pump 2 UNITS	✓		
Check all that apply below:	•		
m. ☑ Septic ☐ Lagoon	✓		
n. ☑ Well ☐ Cistern	✓		
o. Other			
Comments/explanations:			

E. A. **Seller's initials** E. A. **Seller's initials** _____ **Buyer's initials** _____ **Buyer's initials**

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5. ROOF / EXTERIOR WALLS / INSULATION	Yes	No	Do Not Know
a. Approximate age of roof surface 8/01/2026 Roof surface type: CLASS 3 ROOFING SERVICES	✓		
b. Are you aware of any leaks in roof during your ownership? *If yes, explain below.*			
c. Has roof been replaced and/or repaired during your ownership? *If yes, explain below.* NEW	✓		
d. Do you know of any problems with roof and/or rain gutters? *If yes, explain below.*			✓
e. Does the structure include an Exterior Insulated Finish System (EIFS)?			✓
f. Are you aware of any past and/or present moisture problems? *If yes, explain below.*	✓		
g. Location of insulation (check all that apply): ☑ Ceiling ☑ Attic ☑ Walls ☐ Floors			

COMMENTS:

ROOF & GUTTER INSTALLED 8/01/2026

WARRANTY WILL BE ISSUED TO BUYER BY ROOFING SERVICES. GORDON ENTZ, OWNER.

6. STRUCTURAL / FOUNDATION / WALLS	Yes	No	Do Not Know
a. Are you aware of any past and/or present movement, shifting, deterioration, or other problems with wall or foundation? *If yes, explain below.*		✓	
b. Are you aware of any past and/or present cracks and/or flaws in the walls and/or foundation? *If yes, explain below.*		✓	
c. Are you aware of any past and/or present water and/or dampness in basement and/or crawl space? *If yes, explain below.*		✓	
d. Are you aware of any past and/or present problems with driveways, walkways, patios, and/or retaining walls? *If yes, explain below.*		✓	
e. Are you aware of any repairs and/or attempts to control any of the above? *If yes, explain below.*		✓	
f. Check all that are applicable: ☑ Basement ☐ Crawl space ☐ Slab			

COMMENTS:

ADDED ADDITIONAL DRAIN TILE IN THE BASEMENT ALONG WITH ONE ADDITIONAL SUMP PUMP ABOUT 30 YEARS AGO. ALSO ADDED AN EGRESS WINDOW & ESCAPE LADDER AT THE SAME TIME.

7. WATER / DRAINAGE / SEWAGE	Yes	No	Do Not Know
a. Property connected to (check all that apply): ☐ City water ☐ Well ☐ Cistern ☑ Rural water	✓		
If Rural Water: District #_____ Phone: _____			
b. If on well water: To your knowledge, has water ever been tested during your ownership?			
If yes, did results show any contamination? *If yes, explain below.* TESTED PRIOR TO RWD AVAILABLE	✓		
c. To your knowledge, have any neighbors ever complained that subject property causes them drainage problems. *If yes, explain below.*		✓	
d. **Is the property located in a federally designated high-risk flood or wetlands area, or are you aware of a proposed change?** For more information, visit FEMA's Flood Map Service Center at https://msc.fema.gov.)		✓	
e. Property is connected to (check all that apply): ☐ City sewer system ☐ County sewer system ☑ Septic system ☐ Private lagoon ☐ Holding tank			
If septic system, when was it last serviced and/or cleaned? 10 YEARS AGE Has a riser been installed?	✓		
If the property is within the city limits and on a septic system, it MAY be required, at time of sale, to be connected to the city sewer system. CLEANOUT			
f. Are you aware of any past and/or present problems relating to the sewer system, septic tank, private lagoon, and/or holding tank? *If yes, explain below.*		✓	
g. Are you aware of any available or pending sewer or water connection? *If yes, explain below.*		✓	

COMMENTS:

E A Seller's initials E A Seller's initials _____ Buyer's initials _____ Buyer's initials

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8. BOUNDARIES / LAND / RESTRICTIONS / COVENANTS	Yes	No	Do Not Know
a. Do you have a copy of a (check all that apply)? ☑ Pin survey ☐ Mortgage title inspection	✓		
b. Are the property survey pins visible or marked?	✓		
c. Are there any encroachment and/or boundary disputes? *If yes, explain below.*		✓	
d. Is there fencing on the property?		✓	
If yes, does the fencing belong to the property?		✓	
e. Are there property features shared in common with adjoining landowners, such as walls, fences, roads, and/or driveways?			
If yes, who has responsibility for the maintenance?			
f. Do you know of any sliding, settling, earth movement, upheaval, and/or earth stability problems that have occurred on the property? *If yes, explain below.*		✓	
g. Is the property subject to declarations, restrictions, or covenants?		✓	
h. Is the property subject to historic preservation/demolition restrictions?		✓	
i. Are there any zoning, building, and/or restrictive covenant violations? If yes, explain below.		✓	
j. Is the property subject to rules or regulations of a homeowners association?		✓	
If yes, what are the dues? Amount _____ per _____ Contact information:			
k. Are you aware of any conditions that may result in an increase in association assessments? If yes, explain below.		✓	
l. Are you aware of any pending action(s) by any governmental or quasi-governmental agencies affecting the property (i.e., street widening, zoning changes, annexation, school district changes, etc.)? If yes, explain below.		✓	
m. Are you aware of any special assessments on this property? **(See attached document required by KSA 12-601.)**		✓	
n. Are you aware of any pending bonds or assessments that apply to this property? If yes, explain below.		✓	
o. Is the property in the city limits?		✓	
COMMENTS:			

9. ENVIRONMENTAL DISCLOSURES	Yes	No	Do Not Know
a. Are you aware of the following hazardous or questionable environmental conditions on the property (check all that apply)? ☐ Lead paint ☐ Asbestos/urea formaldehyde foam insulation or products ☐ Underground storage tanks ☐ Gas, oil, and/or water wells ☐ Methane gas ☐ Radon gas ☐ Radioactive material ☐ Landfill ☐ Mineshaft ☐ Expansive soil ☐ Toxic materials ☐ Discoloration of soil or vegetation ☐ Oil sheers in wet areas		✓	
b. Are you aware of any noxious weeds or plants (i.e., poison ivy, poison oak, thistles, etc.)?		✓	
c. Are you aware of any other condition that you deem to be a hazardous and/or questionable environmental condition? *If yes, please identify and explain below.*		✓	
Mold and mildew occur in practically all residential properties and certain types can cause health problems to certain people.			
d. Has mold and/or mildew created any problems for occupants of the structure during your ownership?		✓	
e. Have you had inspections for mold or mildew?		✓	
f. Have you received any reports pertaining to mold and/or mildew on or within the structure?		✓	
COMMENTS:			

10. OTHER DISCLOSURES	Yes	No	Do Not Know
a. Are you aware of any additions and/or alterations on the property without a building permit? *If yes, explain below.*		✓	
b. Is the present use a non-conforming use? *If yes, explain below.*		✓	
c. Do any bedrooms have non-conforming fire egress window(s)? *If yes, explain below.*		✓	
d. Have you kept pets in the dwelling?	✓		
e. Have you ever smoked on the premises during your ownership? *If yes, explain below.*		✓	
f. When were the following last cleaned? Fireplace ? Wood stove _____ Chimney _____ Flue _____			
g. Location of attic access: GARAGE			
h. Location of crawlspace access: BASEMENT			
i. Location of septic and/or sewer clean-out: EAST OF GARAGE / CLEANOUT IS SOUTHEAST CORNER OF GARAGE			
COMMENTS:			

EH Seller's initials EH Seller's initials _____ Buyer's initials _____ Buyer's initials

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11. DAMAGE DISCLOSURES	Yes	No	Do Not Know
a. Are there any trees and/or shrubs diseased or dead?			
b. Do you have any knowledge of termites, other wood destroying insects, and/or dry rot on or affecting the property?		✓	
c. Are you aware of any damage to the property caused by termites, other wood destroying insects, and/or dry rot?		✓	
d. Have you had termite and/or pest control reports and/or treatments for the property?		✓	
If yes, name of company:			
e. Is property currently under contract by a licensed pest control company for termites and/or other wood destroying insects:		✓	
If yes, name of company:			
f. Are you aware of any past and/or present damage due to wind, fire, flood, rodents, and/or pets?		✓	
If yes, were repairs made?		✓	
If yes, name of company: Date:			
g. *Name of insurance carrier:* FARM BUREAU MARION, KS			
h. Have you had insurance claims during your ownership?	✓		
If yes, were repairs made? Explain below. HAIL FOR NEW ROOF.	✓		
i. Are you presently or have you ever been involved in any litigation or received benefit from any class action suit regarding materials and/or workmanship for this property? *If yes, explain below.*		✓	
j. Are you aware of any other facts, conditions, and/or circumstances that may affect the value, beneficial use, and/or desirability of this property? *If yes, explain below.*		✓	

COMMENTS:

Check One:

☑ Seller certifies that the information herein is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller agrees to notify Buyer of any additional items that may become known to the Seller before closing. Seller further agrees to hold the Real Estate Broker(s) harmless from any liability incurred as a result of any third-party reliance on the disclosure contained herein and acknowledges receipt of a copy of this statement.

☑ Seller (or Seller's representative) has not occupied or personally managed this property in the past 2 years and may not be familiar with all conditions represented in this form. Seller, therefore, may be unable to make representation as to all conditions.

SELLER Eldon by Edna Andres 8-11-26 Date
ELDON ANDRES TRUST

SELLER Edna F Andres 8-11-26 Date
EDNA F. ANDRES TRUST

Buyer is urged to carefully inspect the property and, if desired, have the property inspected by a qualified inspector. Buyer understands that there are areas of the property of which Seller has no knowledge and that this disclosure statement does not encompass those areas. Buyer acknowledges that neither the Seller nor any Broker(s) or Agent(s) involved in this transaction is an expert at detecting or repairing physical defects in the property. Buyer also acknowledges that he has read and received a signed copy of this statement from Seller or Seller's Agent.

Seller does not intend this Disclosure Statement to be a warranty or guarantee of any kind. Buyer agrees to purchase the property in its present condition only, without warranties or guarantees of any kind by Seller or any Broker(s) concerning the condition or value of the property. There are no representations concerning the condition or value of the property made by Seller or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

BUYER _____ Date

BUYER _____ Date

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