

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

1 **SELLER:** Christian T. Darabant
 2
 3 **Property:** 1234 Miller Dr, Junction City KS 66441-3312
 4
 5

6 **1. SELLER'S INSTRUCTIONS**

7 SELLER agrees to disclose to BUYER all material defects, conditions and facts, past and present,
 8 **KNOWN TO SELLER** which may materially affect the value of the Property. This disclosure statement is
 9 designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will
 10 rely on this information.
 11

12 **2. NOTICE TO BUYER**

13 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not
 14 a substitute for any inspections or warranties. It is not a warranty of any kind by SELLER or a warranty
 15 or representation by the Broker(s) or their licensees.
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17 **3. OCCUPANCY**

18 Approximate age of Property? 52 How long have you owned? _____

19 Does SELLER currently occupy the Property? Yes ☐ No ☐

20 If not, how long has it been since SELLER occupied the Property? _____ years/months.
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22 **4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH
 23 SELLER'S LAND DISCLOSURE ALSO.)**

- 24 a) Fill or expansive soil on the Property?..... Yes ☐ No ☒
- 25 b) Sliding, settling, earth movement, upheaval or earth stability problems
 26 on the Property?..... Yes ☐ No ☒
- 27 c) Is the Property in a mapped Fort Riley noise zone?..... Yes ☐ No ☒
- 28 d) Is the Property in a mapped airport overlay district zone?..... Yes ☐ No ☒
- 29 e) In which Unified School District (USD) is the Property located? 475
- 30 f) Is the Property or any portion thereof located in a flood zone or wetlands area,
 31 as designated by FEMA or any federal, state or local governmental agency?..... Yes ☐ No ☒
- 32 g) Do you pay flood insurance premiums?..... Yes ☐ No ☒
- 33 h) If yes, is it required by your current mortgage lender?..... Yes ☐ No ☒
- 34 i) Drainage or flood problems on the Property or adjacent properties?..... Yes ☐ No ☒
- 35 j) Are the boundaries of the Property marked in any way?..... Yes ☐ No ☒
- 36 k) Do you have a Certificate of Survey of the Property? If yes, attach copy..... Yes ☐ No ☒
- 37 l) Encroachments, boundary line disputes, or non-utility easements affecting
 38 the Property?..... Yes ☐ No ☒
- 39 m) Any fencing on the Property?..... Yes ☒ No ☐
- 40 n) If yes, does fencing belong to the Property?..... Yes ☒ No ☐
- 41 o) Diseased, dead, or damaged trees or shrubs on the Property?..... Yes ☐ No ☒
- 42 p) Gas/oil wells, lines or storage facilities on Property or adjacent property?..... Yes ☐ No ☒

43 If any of the answers in this section are "Yes", explain in detail: _____
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5. ROOF:

- a) Approximate Age: 12 years ☐ Unknown
Type: Elite SDAR Shingle
- b) Any problems with the roof, flashing or rain gutters?..... Yes ☐ No ☒
If so, what was the date of the occurrence? _____
- c) Any repairs to the roof, flashing or rain gutters?..... Yes ☐ No ☒
Date of and company performing such repairs _____ / _____
- d) Any roof replacement?..... New Complete Roof in 2014 Yes ☒ No ☐
If yes, was it: ☒ Complete or ☐ Partial
- e) What is the number of layers currently in place: 1 layers, or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail below: (All available warranties and other documentation are attached) _____

6. WINDOWS

- a) Approximate Age: _____ years ☒ Unknown
Type: _____
- b) Any problems with the windows?..... Yes ☐ No ☒
If so, what was the date of the occurrence? _____
- c) Any window replacements?..... Yes ☐ No ☐
If yes, was it: ☐ Complete or ☐ Partial

If any of the answers in this section are "Yes", explain in detail below: (All available warranties and other documentation are attached) _____

7. SUMP PUMP

- ☐ Sump pump and battery backup, if applicable, remain with Property. Yes ☐ No ☒

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8. INFESTATION – ARE YOU AWARE OF:

- a) Any termites, wood destroying insects, or **other** pests on the Property?.....
- b) Any damage to the property by termites, wood destroying insects or **other** pests?.....
- c) Any termite, wood destroying insects or other pest control treatments on the Property in the last five years?.....

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

If yes, list company, when and where treated _____

- d) Any warranty, bait stations or other treatment coverage by a licensed pest control company on the Property?.....

Yes ☐ No ☒

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

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

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

9. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS – ARE YOU AWARE OF:

- a) Movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?.....
- b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?
- c) Any corrective action taken including, but not limited to piercing or bracing?..
- d) Any water leakage or dampness in the house, crawl space or basement?...
- e) Any dry rot, wood rot or similar conditions on the wood of the Property?.....
- f) Any problems with driveways, patios, decks, fences or retaining walls on the Property?.....
- g) Any problems with fireplace and/or chimney?.....
Date of last cleaning? _____
- h) Does the Property have a sump pump?.....
- i) Any repairs or other attempts to control the cause or effect of any problem described above?.....

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

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

10. ADDITIONS AND/OR REMODELING:

- a) Are you aware of any additions, structural changes, or other material alterations to the Property?.....

Yes ☒ No ☐

If "Yes", explain: Family Room 11loft, Wintergarten

Work done by Becker Construction 1992-1994

- b) If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes?.....

N/A ☒ Yes ☐ No ☐

If "No", explain: _____

11. PLUMBING RELATED ITEMS:

- a) What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern

If well water, state type _____ depth _____
diameter _____ age _____

- b) If the drinking water source is a well, when was the water last tested and what was the result of the test? _____

- c) Is there a water softener on the Property?.....

Yes ☐ No ☒

(If so, is it: ☐ Leased ☐ Owned?)

- d) Is there a water purifier system?

Yes ☐ No ☒

(If so, is it: ☐ Leased ☐ Owned?)

- e) What type of sewage system serves the Property? ☒ Public Sewer, or ☐ Private Sewer, or

☐ Septic System, or ☐ Cesspool, or ☐ Lagoon, or ☐ Other _____

- f) If there is a septic system, is there a sewage pump on the septic system?..

Yes ☐ No ☒

- g) Is there a grinder pump system?.....

Yes ☐ No ☒

- h) If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? N/A By whom? _____

- i) Is there a sprinkler system?.....

Yes ☒ No ☐

Does sprinkler system cover full yard?.....

N/A ☐ Yes ☐ No ☒

If "No", explain: Front yard only

- j) Is there a back flow prevention device on the lawn sprinkling system, sewer or pool?.....

Yes ☒ No ☐

Are city/county compliance inspections required?.....

Yes ☐ No ☒

If yes, date of last inspection _____

- k) Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems?.....

Yes ☐ No ☒

- l) Type of plumbing material currently used in the Property:

☒ Copper ☒ Galvanized ☐ Other _____

The location of the main water shut-off is: Garage

- m) The location of the sewer line clean out trap is: not known

If your answer to any of the questions in this section is "Yes", explain in detail and provide available documentation: _____

- 215 **12. HEATING AND AIR CONDITIONING:**
- 216 a) Does the Property have air conditioning?..... Yes ☒ No ☐
- 217 ☒ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)
- 218 Unit _____ Age of Unit _____ Leased _____ Owned _____ Location _____ Last Date Serviced/By Whom? _____
- 219 1. yearly maintenance
- 220 2. _____
- 221 b) Does the Property have heating systems?..... Yes ☒ No ☐
- 222 ☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Heat Pump ☐ Propane ☐ Fuel Tank ☐ Other _____
- 223 Unit _____ Age of Unit _____ Leased _____ Owned _____ Location _____ Last Date Serviced/By Whom? _____
- 224 1. _____
- 225 2. _____
- 226 c) Are there rooms without heat or air conditioning?..... Yes ☐ No ☒
- 227 If yes, which room(s)? _____
- 228 d) Does the Property have a water heater?
- 229 ☐ Electric ☒ Gas ☐ Solar
- 230 Unit _____ Age of Unit _____ Capacity _____ Location _____ Last Date Serviced/By Whom? _____
- 231 1. 2021 laundry room
- 232 2. _____
- 233 e) Are you aware of any problems regarding these items?..... Yes ☐ No ☒

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

243 **13. ELECTRICAL SYSTEM:**

- 244 a) Type of material used: ☒ Copper ☒ Aluminum ☐ Unknown
- 245 b) Type of electrical panel(s): ☒ Breaker ☐ Fuse
- 246 Location of electrical panel(s): Garage/workshop
- 247 Size of electrical panel (total amps), if known: _____
- 248 c) Are you aware of any problem with the electrical system?..... Yes ☐ No ☒

249 If "Yes", explain in detail: _____

260 **14. HAZARDOUS CONDITIONS:**

- 261 a) Underground tanks on the Property?..... Yes ☐ No ☒
- 262 b) Landfill on the Property?..... Yes ☐ No ☒
- 263 c) Toxic substances on the Property, (e.g. tires, batteries, etc.)?..... Yes ☐ No ☒
- 264 d) Has the Property been tested for any of the above listed items?..... Yes ☐ No ☒
- 265 e) Have you had the property tested for radon?..... Yes ☒ No ☐
- 266 f) Have you had the property tested for mold?..... Yes ☐ No ☒

- g) Are you aware of any other environmental issues?..... Yes ☐ No ☒
- h) Are you aware of any methamphetamine or controlled substances
ever being used or manufactured on the Property?..... Yes ☐ No ☒

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

15. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:

- a) Are you aware of any current/pending bonds, assessments, or special taxes that apply to Property?..... Yes ☐ No ☒
Amount: \$ _____
- b) Are you aware or have you received any notice of any condition or proposed change in your neighborhood or surrounding area?..... Yes ☐ No ☒
- c) Is the Property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?..... Yes ☐ No ☒
- d) Are you aware of any violations of such covenants and restrictions?..... Yes ☐ No ☒
- e) Does the Homeowner's Association impose its own transfer fee when this Property is sold?..... Yes ☐ No ☒
If "yes", what is the amount? \$ _____
- f) Homeowners Association dues in the amount of \$ _____ are payable ☐ yearly ☐ quarterly ☐ monthly. Homeowners Association contact name, phone number, website, or email address: _____
- g) Are you aware of any defect, damage, proposed change or problem with any common elements or common areas?..... Yes ☐ No ☒
- h) Are you aware of any condition or claim which may result in any change to assessments or fees?..... Yes ☐ No ☒
- i) Are streets privately owned?..... Yes ☐ No ☒
- j) Is Property in a historic, conservation or special review district that requires any alterations or improvements to Property be approved by a board or commission?..... Yes ☐ No ☒
- k) Is Property subject to tax abatement?..... Yes ☐ No ☒
- l) Is Property subject to a right of first refusal?..... Yes ☐ No ☒

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

16. OTHER MATTERS:

- a) Are you aware of any of the following?
☐ Party walls ☐ Common areas ☐ Easement Driveways..... Yes ☐ No ☒
- b) Are you aware of any fire damage to the Property?..... Yes ☐ No ☒
- c) Are there any liens, other than mortgage(s) currently on the Property?..... Yes ☐ No ☒
- d) Are there any violations of laws or regulations affecting the Property?..... Yes ☐ No ☒

- e) Are you aware of any other conditions that may materially and adversely affect the value or desirability of the Property?..... Yes ☐ No ☒
- 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 ☒
- g) Have you had a pet in the Property?..... Yes ☒ No ☐
- h) Are you aware of any general stains or pet stains to the carpet, the flooring or sub-flooring?..... Yes ☐ No ☒
- i) Do you have keys for all exterior doors, including garage doors in the home?..... Yes ☒ No ☐
- List locks without keys: _____
- j) Are you aware of any violation of zoning, setbacks or restrictions, or non-conforming uses?..... Yes ☐ No ☒
- k) Are you aware of any unrecorded interests affecting the Property?..... Yes ☐ No ☒
- l) Are you aware of anything that would interfere with giving clear title to the BUYER?..... Yes ☐ No ☒
- m) Are you aware of any existing or threatened condemnation or other legal action pertaining to the Property?..... Yes ☐ No ☒
- n) Are you aware of any litigation or settlement of litigation pertaining to this Property?..... Yes ☐ No ☒
- o) Have you added any insulation since you have owned the Property?..... Yes ☐ No ☒
- p) Have you replaced any appliances that remain with the Property in the past five years?..... Yes ☐ No ☒
- q) Are there any transferable warranties on the Property or any of its components?..... Yes ☐ No ☒
- r) Have you made any insurance or other claims pertaining to this Property in the past 5 years?..... Yes ☐ No ☒
- s) If yes, were repairs from claim(s) completed?..... Yes ☐ No ☒
- Are you aware of any use of synthetic stucco in the Property?..... Yes ☐ No ☒

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

17. UTILITIES: Identify the name and phone number for utilities listed below.

Electric Company Name - Evergy Phone _____ Avg. Cost/Month \$100

Gas Company Name - KS Gas Serv Phone _____ Avg. Cost/Month \$100

Water Company Name - City of Junction City Phone _____ Avg. Cost/Month \$115

Trash Company Name - City of JC Phone _____ Avg. Cost/Month _____

Internet Company Name - _____ Phone _____ Avg. Cost/Month _____

18. PERSONAL PROPERTY, EQUIPMENT AND APPLIANCES

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

Check if staying:

☐ Air Conditioning Window Units, # _____	☐ Propane Tank	☒ Stove Vent Hood/Downdraft
☐ Central vac and attachments	☐ Own ☐ Lease	
☒ Dishwasher	☒ Refrigerator	☐ Swimming Pool & Equipment
☒ Fireplace insert	☐ Location of Refrigerator <i>Kitchen</i>	☐ TV Antenna/Receiver/Satellite Dish
☒ Garage door opener(s), # <i>2</i>	☐ Security System	☐ Own ☐ Lease
☐ Garage Door Transmitter(s), # _____	☐ Own ☐ Lease	☐ Water Softener and/or purifier
☒ Laundry – Washer	☐ Smart home devices (identify)	☐ Own ☐ Lease
☒ Laundry – Dryer	☒ Spa/Hot Tub/Sauna & Equipment	☒ Window curtains and drapes
☐ Microwave Oven	☒ Statuary/Yard Art <i>Negotiable</i>	(identify) _____
☒ Oven ☐ Elec. ☒ Gas ☐ Convection	☒ Stovetop ☐ Elec. ☒ Gas	☐ Wood/pellet burning stove
☒ Other <i>Ceiling fans</i>	☒ Other <i>plants, tropical</i>	☐ Other _____
☒ Other <i>Radio Kitchen</i>	☒ Other <i>8 person spa</i>	☐ Other _____
☒ Other <i>coffee maker kitchen</i>	☒ Other <i>Bar</i>	☐ Other _____

19. ADDITIONAL DISCLOSURES

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

Oven currently not working?

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

IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

SELLER

DATE

SELLER

DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree that the information in this form is limited to information of which SELLER has actual knowledge and that SELLER need only make an honest effort at fully revealing the information requested.
2. This property is being sold to me without warranties or guaranties of any kind by SELLER or Broker(s) or agents concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have Property examined by professional inspectors
4. I acknowledge that neither SELLER nor Broker is an expert at detecting or repairing physical defects in Property.
5. I specifically represent that there are no important representations concerning the condition or value of Property made by SELLER or Broker 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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