

SECTION B – ELECTRICAL SYSTEMS

	Working	Included Not Working	Do Not Know if Working	N/A - Not Included
1. Electrical Service Panel..... <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Capacity: <u>200</u> AMPS (helpful hint – see main breaker panel)				
<input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses				
2. Electrical Wiring Type: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Unknown				
3. 220 Volt Service (i.e., stove, a/c, dryer)..... <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Cable TV wiring & Jacks: Number of Jacks <u> </u> <input checked="" type="checkbox"/> See attachment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Telephone Wiring & Jacks: Number of Jacks <u>0</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Ceiling Fans: Number of Ceiling Fans <u>8</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Doorbell.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Electrical Outlets & Switches.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Bathroom Vent Fan(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Light Fixtures..... <u>All light fixture are LED</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Intercom System – Built-in.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Sound System – Built-in.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Speakers –Built-in; <input type="checkbox"/> Wiring – Built-in.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. High Speed Internet Wiring..... <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Cable <input type="checkbox"/> DSL <input type="checkbox"/> Satellite <input checked="" type="checkbox"/> Other See attachment				
Number of Jacks: <u> </u>				
14. Security System (<input checked="" type="checkbox"/> Pre-Wired Only)..... <u>See attachment</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Smoke/Fire Alarm..... <u>It is also part of the alarm system</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Number of Smoke/Fire/Heat Detectors: <u>one per room</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Sauna (<input type="checkbox"/> Steam <input type="checkbox"/> Dry).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Garage Door Opener(s): Number of Remotes <u>4</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage Door Keyless Entry: <u>At 30x80 barn</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Other: <u>32 panel solar system tied into main grid - see attachment</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments/Explanations from Section B: total amps for both houses is 400. All light fixtures are low voltage Art Gallery adjustable lights.

SECTION C – HVAC SYSTEMS

	Working	Included Not Working	Do Not Know if Working	N/A - Not Included
1. Furnace..... <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Forced Air Gas <input type="checkbox"/> Forced Air Electric <input checked="" type="checkbox"/> Forced Air Propane				
<input type="checkbox"/> Radiant <input type="checkbox"/> Gravity Flow <input type="checkbox"/> Specify Other <u> </u>				
Age <u> </u> ; <input checked="" type="checkbox"/> Zoned Number of Units <u>two</u>				
Humidifier..... <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Heat Pump..... <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Age <u> </u> ; <input type="checkbox"/> Zoned Number of Units <u> </u>				
3. Air Conditioning..... <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Central Air; Age <u> </u> ; <input checked="" type="checkbox"/> Zoned; No. of Units <u>2</u>				
<input type="checkbox"/> Electric <input type="checkbox"/> Other (comment <u> </u>)				
4. Propane Tank (<input checked="" type="checkbox"/> Leased <input type="checkbox"/> Owned)..... <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leased From <u>two 1000 gal tanks, heartland propane</u>				
5. Air Purifier (Electronic Air Filter)..... <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Solar Heating (Panels & Plumbing)..... <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Whole House Fan..... <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Attic Ventilation System (attic only)..... <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Fireplace..... <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Masonry <input type="checkbox"/> Insert <input checked="" type="checkbox"/> Wood Burning <input type="checkbox"/> Direct Vent				
Gas Fireplace Logs..... <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Fireplace Starter..... <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Free Standing Heating Stove..... <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fuel Source: <input type="checkbox"/> Wood <input type="checkbox"/> Pellet <input type="checkbox"/> Corn <input type="checkbox"/> Other (comment <u> </u>)				
11. Other: <u> </u> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments/Explanations from Section C: one is 9 years old and one was replaced in 2021. The house is subdivided into 4 independent zones.

SELLER initial/Date JRP 01/24/2025

SELLER initial/Date DMP 01/24/2025



BUYER initial/Date _____

BUYER initial/Date _____

SECTION D – WATER SYSTEMS

	Working	Included Not Working	Do Not Know if Working	N/A - Not Included
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- 1. Water Supply..... Working Not Working Do Not Know N/A - Not Included
 Connected to Treated Water System: City Rural
 Well Cistern Other: _____
 Rural Water District #5 _____ Phone # 785-748-0308
- 2. Sewage System..... Working Not Working Do Not Know N/A - Not Included
 Property is connected to: City Sanitary Sewer System
 Septic System Lagoon Other: _____
- 3. Plumbing
 - Water/Supply Lines..... Working Not Working Do Not Know N/A - Not Included
 - Sewer/Waste Lines..... Working Not Working Do Not Know N/A - Not Included
 - Plumbing Fixtures & Faucets..... Working Not Working Do Not Know N/A - Not Included
 - Grinder Pit / Lift Station..... Working Not Working Do Not Know N/A - Not Included
- 4. Jetted Tub..... Working Not Working Do Not Know N/A - Not Included
- 5. Hot Tub..... sundance jacuzzi Working Not Working Do Not Know N/A - Not Included
- 6. Sump Pump..... Working Not Working Do Not Know N/A - Not Included
 Discharges to 200ft west and east
 Number of Sump Pumps 5
- 7. Swimming Pool..... above ground with 40ft x 50ft deck Working Not Working Do Not Know N/A - Not Included
 Above Ground In Ground
- 8. Underground Sprinkler System..... 14 stations Working Not Working Do Not Know N/A - Not Included
 Installed: Professionally Homeowner Unknown
- 9. Water Heater..... Working Not Working Do Not Know N/A - Not Included
 Natural Gas Propane Electric Other see attachment
 Number of Water Heaters 2; Age _____; Gals. 40
- 10. Water Purifier..... Working Not Working Do Not Know N/A - Not Included
- 11. Water Softener (Leased Owned)..... see attachment Working Not Working Do Not Know N/A - Not Included
- 12. Other: _____ Working Not Working Do Not Know N/A - Not Included

Comments/Explanations from Section D: water softener is by Flech

SECTION E – STRUCTURAL CONDITIONS

- | | Yes | No | Unknown |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 1. Age of Roof <u>9 years</u> | | | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Composition <input type="checkbox"/> 3-D Composition <input type="checkbox"/> Wood <input type="checkbox"/> Other: _____ | | | |
| 2. Has the roof ever leaked? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Is there present damage to the roof? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Are you aware of any adverse conditions regarding the exterior siding of the structure(s)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Is there a history of infestation of termites, carpenter ants, fleas, rodents, etc?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Has the property been treated for infestation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Unrepaired damage from previous infestation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Is the property currently under warranty or other coverage by a licensed pest control company? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>routine preventative treatments, see attachment</u> | | | |
| 9. Have any of the windows ever leaked? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Are there any windows that have broken thermo-pane seals? (moisture between panes) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Is there any damage to the chimney which requires repair? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. Has there ever been leakage/seepage in the basement/crawlspace? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Are there any structural problems with the improvements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Have any corrections been made to stabilize the foundation or retaining walls? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Have you experienced any moving or settling of the following? | | | |
| a. Foundations..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Floors..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Walls..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Driveways | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Sidewalks..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Patios..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. Retaining Walls..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h. Other..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SELLER initial/Date JRP 01/24/2025

SELLER initial/Date DMP 01/24/2025



BUYER initial/Date _____

BUYER initial/Date _____

Section E – Continued

Table with 3 columns: Yes, No, Unknown. Rows 16-19 regarding property damage, plumbing leaks, mold inspection, and insurance claims.

If yes, please comment and include any/all reports: _____

SECTION F – HAZARDOUS CONDITIONS: Are you (SELLER), to the best of your knowledge, aware of any of the following substances, materials, or products on the real property which may be an environmental hazard?

Table with 3 columns: Yes, No, Unknown. Rows 1-9 regarding Radon, Mold, Lead-Based Paint, Contaminated soil or water, Toxic Materials, Asbestos, Landfill or buried materials, Underground fuel or chemical storage tanks, and Other (specify).

If yes, please comment and include any/all reports: _____

SECTION G – TITLE DISCLOSURES: Are you (SELLER), to the best of your knowledge, aware of any of the following which could affect the real property? FOR INFORMATION CONCERNING SPECIAL ASSESSMENTS, CONTACT BOTH THE CITY CLERK AT 832-3201, AND THE COUNTY TREASURER AT 832-5178.

For online tax info visit: http://www.douglas-county.com/online_services/valuestaxes/disclaimer.asp. For Pending/Certified Special Assessment info visit: http://www.lawrenceks.org/specialassessment/

Table with 3 columns: Yes, No, Unknown. Rows 1-11 regarding covenants, property surveys, lot-line disputes, encroachments, zoning violations, non-conforming uses, setbacks, easements, road expansions, HOA notices, and pending assessments.

Total balance of remaining special taxes: \$0

Certified Special Taxes: please itemize below:

Table for Special Assessments with columns: Description, Amount \$, Pay Off Year.

Pending (estimated) Special Taxes or Benefit Districts: \$ (principal only); Type of Assessment

SELLER initial/Date JRP 01/24/2025

SELLER initial/Date DMP 01/24/2025



BUYER initial/Date

BUYER initial/Date

Section G – Continued

	<u>Yes</u>	<u>No</u>	<u>Unknown</u>
12. Features, such as walls, fences and driveways which are shared in common with adjoining landowners who use or have a responsibility to maintain the feature.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Any lawsuits against the SELLER threatening, or affecting, this real property.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Any Home Owners Association (HOA) which has authority over the real property..... Association contact person: _____ Phone _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Are Home Owner's Association (HOA) dues/fees assessed against the property..... Dues: \$ _____ per _____; Transfer/Initiation Fee: \$ _____ *Please explain in Comments/Explanation below what is covered /included by the HOA dues and fees.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas Co-owned in individual interest with others).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Any problems related to any common area.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If yes, please comment and include any/all reports: _____

SECTION H – OTHER DISCLOSURES: FOR QUESTIONS CONCERNING ZONING OF ANY ADJACENT PROPERTY, CONTACT THE LAWRENCE/DOUGLAS COUNTY PLANNING DEPARTMENT AT 832-3150, OR THE LOCAL CITY/COUNTY ZONING DEPARTMENT IF THIS PROPERTY IS LOCATED OUTSIDE OF DOUGLAS COUNTY.

Lawrence/Douglas County Planning info at: <http://www.lawrenceks.org/pds/>

	<u>Yes</u>	<u>No</u>	<u>Unknown</u>
1. Current zoning is <u>Agricultural and Homestead</u>			
2. Is any portion of the property in a flood plain.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is flood insurance required.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is there a certificate of elevation.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is the real property in a Wetlands area.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any flooding, drainage, or grading problems.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any room additions, structural modifications, or other alterations without: Necessary permits.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Licensed contractors.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are any trees or shrubs diseased or dead.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is there located on the real property any of the following, active or inactive: a. Septic System.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Lagoon.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Well.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Cistern.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is this a rental property.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Are you aware of any environmental conditions or incidents on, at, or over the real property that could possibly lead to a lawsuit or liability under any law, rule, ordinance, or other legal theory.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If yes, please comment and include any/all reports: _____

SECTION I – MAINTENANCE: Insert the most recent year in which the following occurred.

	<u>Date</u>	<u>Unknown</u>		<u>Date</u>	<u>Unknown</u>
1. Serviced Air Conditioner.....	<u>June 24</u>	<input type="checkbox"/>	4. Serviced/Cleaned Septic System.....	<u>N/A</u>	<input type="checkbox"/>
2. Serviced Furnace.....	<u>Nov 24</u>	<input type="checkbox"/>	5. Serviced/Cleaned Main Plumbing Waste Lines..	<u>N/A</u>	<input type="checkbox"/>
3. Cleaned/Serviced Fireplace Chimney/Woodstove flue... <u>Nov 24</u>	<input type="checkbox"/>	<input type="checkbox"/>	6. Checked Sprinkler System Back-Flow Valve....	<u>N/A</u>	<input type="checkbox"/>
			7. Sprinkler System Winterized.....	<u>Nov 24</u>	<input type="checkbox"/>
Other Routine/Recurring Maintenance			HVAC system is inspected by Advantage Heating and Cooling twice a year		<input type="checkbox"/>

Comments/Explanations from Section I: Chimneys and woodstoves are checked annually by "Swims and Sweeps"

Main gate serviced by "The Gate Guys", last serviced Dec 23

SELLER initial/Date JRP 01/24/2025

SELLER initial/Date DMP 01/24/2025



BUYER initial/Date _____

BUYER initial/Date _____

SECTION J – PERSONAL PROPERTY: ANY PERSONAL PROPERTY INCLUDED IN THE SALE OF THIS PROPERTY SHOULD BE ITEMIZED IN THE SALES CONTRACT AS NEGOTIATED BETWEEN SELLER AND BUYER.

1. ITEMS THAT REMAIN WITH PROPERTY:

Gas grill, Jacuzzi, Washer and Dryer, Pool Table, Gun Safe in downstairs safe room - floor mounted, Gun/Jewelry Safe in Master Bedroom

Walk-in Closet - floor mounted, outdoor pizza oven, all kitchen appliances and refrigerator and freezer in garage

2. ITEMS RESERVED BY SELLER:

SECTION K – ADDITIONAL INFORMATION:

1. ANY OTHER FACTS OR INFORMATION RELATING TO THIS PROPERTY THAT WOULD BE OF INTEREST TO A BUYER:

See Attachment

2. ARE YOU AWARE OF ANY ADDITIONAL DEFECTS PRIOR TO YOUR OWNERSHIP?

No, the house was designed by the previous owner and custom built by Mark Engleman Builders.

The architect was Janet Smalter.

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 further agrees to notify BUYER of any additional items which may become known to the SELLER prior to recording of the Deed. 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.

I have not occupied this property in the past _____ years of my ownership. Therefore, there are conditions of this property with which I am not familiar, however I have completed this disclosure as fully as possible.

John Robert Perkins 01/24/2025
Print SELLER NAME and Title (if Applicable)

John Robert Perkins 01/24/2025
SELLER'S Signature Date

Dena Marie Perkins 01/24/2025
Print SELLER NAME and Title (if Applicable)

Dena Marie Perkins 01/24/2025
SELLER'S Signature Date

SELLER initial/Date JRP 01/24/2025

SELLER initial/Date DMP 01/24/2025

BUYER initial/Date _____

BUYER initial/Date _____



Additional Comments for Main House Disclosure:

Section A - Appliances

- Clothes washer and dryer are Commercial Heavy Duty Speed Queens and are very energy efficient.
- Standup freezer is in garage
- There are two refrigerator freezers
 - LG, is 3 years old, side by side refrigerator top, one narrow dual refrigerator/freezer drawer, and one large drawer freezer on the bottom. Can be controlled via wifi.
 - Whirlpool, side by side refrigerator freezer in garage
- Stove, wall oven, vent and Microwave are top of the line Dacor products. The stove is a professional six burner (gas) with a removable skillet in the center.
- Exterior grill is a free-standing Char-Broil with direct connection to the propane tanks feeding the house. There is also a professional free-standing wood burning pizza oven with all required utensils.

Section B - Electrical Systems

- Electrical feed is 400 Amps total subdivided into 200 Amps per house. There is also a 32 panel Photovoltaic Solar System designed and installed by Kaw Valley Solar. The system is tied to the Evergy Grid and has reduced electrical costs for the property. Additionally, there is a Generac 18 KW back-up generator powered via propane that comes on when power is lost. It conducts routine 10 minute cycles every Saturday. Generator is serviced annually by a licensed Generac dealer.
- Light Fixtures:
 - All light fixtures in and outside the house are LED, significantly reducing energy use
 - Automatic lights along stairs to the basement (dusk to dawn)
 - All light fixtures in the kitchen, dining, living room, and bed rooms on the ground floor are Art Gallery cable mounted providing the ability to add and subtract lights as required and shift focus where desired
 - All kitchen counter outlets are located under the cabinets.
 - All under cabinet lighting is LED
 - There are numerous outlets above the kitchen cabinets for additional lighting, etc
 - There are numerous outlets under the eaves for Holiday lighting
- WiFi: service is provided by Starlink. The internal WiFi system was professionally installed by Danielsan Electric and provides WiFi to both houses.
- Each room has a cable tv jack.
- The security system was installed by Rueschoff Security. The system was pre-wired during construction and is both wall mount accessible and via Smartphone app. The main Gate is also tied into the system with a video camera monitoring the gate keypad allowing you to see who is at the gate. Access combinations for the keypad are provided to the Sheriff/fire/ambulance for emergency access. The seven security cameras providing 360 degree visibility are accessible via Smartphone app. The camera system has 30 day video data retention.
 - There are three LED flood lights mounted to the house to provide light security during hours of limited visibility. West: Roof eve; East and North on top of the garages. To the south, the security lights from the barn provide security. All are sensor activated at dusk with shut off at dawn.
 - All power is underground from the point of take off on 720 Rd to the house.

Section C - Heating and Cooling Systems

- The house has four independent zones controlled with individual thermostats. The furnaces and the AC are professionally inspected and serviced twice a year (spring and fall) by Advantage Heating and Cooling
- Main floor thermostats are Nest smart Thermostats that can be controlled via Smartphone app. Thermostats in guest house also are Nest smart Thermostats controllable by Smartphone app.
- There are two 1000 gallon propane tanks to service both houses. Tanks are leased from Heartland Propane and checked by Heartland quarterly to ensure tanks have adequate levels of propane.
- There are three wood burning stoves, two with blowers. One in the living room on the ground floor, one in the great room in the basement and one in the mudroom. The one in the mud room is a wood stove with cook top and oven, providing a means to cook and heat in the event of a natural disaster. There is an ample supply of wood (10+ acres) on the property; hedge, oak, walnut, etc. The stoves are inspected and cleaned by Swims and Sweeps once a year.

Section D - Water Systems

- Hot Tub: Sundance Spa Jacuzzi. Electrician wired maintained by Waterfront.
- Five Sump Pumps
 - One internal with a back-up
 - Four external
 - All discharge into the fields (approx 200 ft) to the West and East of the house.
- Swimming Pool: above ground pool (no property tax) 26'x18' surrounded by a 40'x50' deck (professionally installed) with a lockable gate. Pool is serviced by Swims and Sweeps and has a custom-made flat cover for the winter and a shade sail for the summer.
- Underground Sprinkler System: Professionally installed by BC Irrigation. Maintained by Turformance Lawn Services. A new sprinkler control panel that can be controlled via Smartphone app was installed in fall of 2024. There are 14 zones around the houses to water the professionally designed low maintenance yard flower and plant array around the houses. There are three independent water faucets at various locations around the house tied to the sprinkler systems to provide additional water access without having to drag lengthy hoses.
- The house has two 40 gallon water heaters. One 40 gallon water heater was replaced in May 2022. Water softener is a Dual tank Pentair water softener system that services both houses.
- Additional Notes:
 - There are five field water hydrants spread over the property that can be locked. (Chicken House, West side of the South Barn, By the North (Stone) barn, Field on the western edge, and Green House concrete pad
 - Regular water faucet in the garage, South side by the kitchen window, and on the deck by the master bedroom.
- Large utility sink located in laundry room
- Reverse osmosis system installed with dedicated faucet by the sink

Section E - Structural Conditions

- Schendel Pest Services does routine pest control services of the house and the barn.

Additional Notes:

- All ground floors are Hickory; basement floor is coated with epoxy.

- There is a 48"x24"x56" Fat Boy, Jr Liberty Gun Safe in the basement safe room (contents not included) - mounted to the floor. There is a 18"x18"x48" floor mounted jewelry safe (contents not included) in the Master Bedroom walk-in closet.
- All interior and exterior doors in the house are 36". All interior doors are solid wood. All rooms and showers are wheelchair accessible.
- All tiles in the bathrooms, around the wood burning stoves, and the bathroom floors are Travertine.
- Large sliding door from master on to covered deck (12'x25') with steps down to jacuzzi.
- All decks, steps and stairs were 100% stripped, cleaned, and stained/reconditioned in September 2023.
- The property entrance gate is tied into the alarm system and can be controlled manually, via smartphone app, or a direct line hook up to the gate keypad.
- Three barns/outbuildings:
 - The barn directly to the south of the main house is 30'x80', insulated and has its own power and water source. It is fully wired and lighted inside and has both 30 and 50 AMP outlets for RVs. It has two 10'x12' electric garage doors (one door with keypad entry) and a 4" reinforced concrete floor.
 - The north (stone) barn, 40'x80', has its own electrical meter with outlets and lights and water source. Ideal for storing wood or housing animals. There are currently at least three cords of firewood stored in the barn.
 - Pole Barn, 30'x80', on the Northwest corner of the property, ideal for storing wood, equipment, and/or animals.
- All of the landscaping is bee and butterfly friendly.
- There are numerous blackberry bushes on the property, ideal for eating and making jam.
- There are 8 apple trees on the property (4 between main house and barn and 4 behind guest house) producing up to 400 pounds of apples.
- Ambient basement temperature is 68 degrees on average, reducing need for cooling/heating.
- The upper windows in the living room are coated with a UV protection film.
- Exterior grading, new downspouts, and landscaping work completed in late 2024 by Turformance Lawn Services and Earl May Garden Center.
- New interior paint accent walls in the dining area and living room completed in January 2025.
- House binder with home information (paint codes, appliance information, instruction manuals, etc) available in main house laundry room pantry

