SELLER initial/Date DMP 01/24/2025

(LBOR Approved 04.07.2021)

Seller Property Condition Disclosure Statement

The following is a disclosure statement, made by the SELLER, of information concerning the condition of the Property during ownership of the Property, on the date on which it is signed. It is not a warranty of any kind by the SELLER(S) or any Agent representing any principal in this transaction and should not be accepted as a substitute for any inspections or warranties the BUYER may wish to obtain. The information provided in this statement is the representation of the SELLER and not the representation of any Agent. The information contained herein is not intended to be part of any Contract between the SELLER and BUYER.

COUNTY OF Douglas Optional: Seller(s) Name(s) and Marital Status for each Seller, A SELLER IS IS IS NOT currently occupying the prope	ASP (a single erty. SELLEI	person), AMP (a	a married person), A	
	erty. SELLEI	R has owned p		
SELLER IS IS IS NOT currently occupying the prope	INFORMA that even tho	ATION	property since: <u>202</u>	24
SELLER IS IS IS NOT currently occupying the prope	INFORMA that even tho	ATION	property since: <u>202</u>	24
	that even tho			
SELLER'S	that even tho			
The SELLER discloses the following information with the knowledge this information in deciding whether, and on what terms, to purcharepresenting any principal(s) in this transaction to provide a copy opossible sale of the real property.	of this stateme	ct real property. ent to any persor	SELLER hereby au n or entity in connec	uthorizes any Agent(s tion with any actual o
Indicate the condition of the following items by marking the app by writing "NEGOTIABLE" next to the item.	propriate box.		e box per item. If n	egotiable, so indicat
	Working	Included Not Working	Do Not Know if Working	N/A - Not
SECTION A - APPLIANCES				<u>Included</u>
Built-in Vacuum System ☐ Attachments Included ☐ Pre-Plumbed only ☐ Other	∐ er			<u></u>
2. Clothes Dryer	•			
3. Clothes Washer	<u>v</u>			
5 Disposal	🔲	ᆸ	ᆸ	
6. Freezer – Free Standing. See attachment 7. Refrigerator. Two - see attachment	고 고		R	
8. Microwave Oven	<u>v</u>			
☑ Built in ☐Free Standing See attachment9. Wall Oven				
☐ Gas ☑ Electric ☐ Single ☐ Double ☐ Other 10. Cook Top	🗆			v
Gas Electric 11. Range/Stove See attachment	🗆			
☑ Gas ☐ Electric ☐ Free Standing ☐ Drop-in ☐ Other Range Ventilation System	er	П	П	П
Trash Compactor	=		Ē	
14. Exterior Grill – Built in			\exists	
16. Other:	_			
17. Other: Comments/Explanations from Section A:	_			
Commenter Explanations from Occion A.				
	***************************************	***		- Indiana Indi
SELLER initial/Date \sqrt{RP} 01/24/2025		A VEN TANK EN MAN	BUYER initial/Date	MESOE ROBOTHIOS

BUYER initial/Date___

SE	CTION B – ELECTRICAL SYSTEMS	Working	<i>Included</i> Not Working	Do Not Know if Working	N/A - Not Included	
1.	Electrical Service Panel					
	Capacity: 200 AMPS (helpful hint – see main break	ker panel)				
2	Circuit Breakers Fuses	l				
2. 3.	Electrical Wiring Type: ☐ Copper ☐ Aluminum ☐ Unl 220 Volt Service (i.e., stove, a/c, dryer)	_	П	П	П	
4.	Cable TV wiring & Jacks: Number of Jacks	See a	ıttachmer 🔲			
5. 6.	Telephone Wiring & Jacks: Number of Jacks O Ceiling Fans: Number of Ceiling Fans 8	_	님	H		
7.	Doorbell				Ħ	
8.	Electrical Outlets & Switches					
9. 10.	Bathroom Vent Fan(s)	🗹	H	H		
11.	Intercom System – Built-in	🔲				
12.	Sound System – Built-in	H	片	H	디	
13.	High Speed Internet Wiring	v				
	☐Cable ☐DSL ☐ Satellite ☑Other See attach Number of Jacks:					
14.	Security System (Pre-Wired Only) See attachme	nt 🔽				
15	Smoke/Fire Alarm. It is also part of the alarm system Number of Smoke/Fire/Heat Detectors:one per room	년	님	片		
16.	Sauna (DSteam DDn)					
17.	Garage Door Keyless Entry At 30x80 barn	_ ☑ ☑				
18.	Garage Door Keyless Entry At 30x80 barn Other: Other:		H			
	nments/Explanations from Section B: total amps for b	oth houses is	s 400. All light fixtu	ires are low voltag	e Art	
Ga	lery adjustable lights.					
			Included	B 11 . 12		
Q.E	SCTION C HVAC SYSTEMS	Working	Not Working	Do Not Know if Working	N/A - Not	
	CCTION C - HVAC SYSTEMS		Not	Do Not Know if Working	N/A - Not Included	
SE	Furnace ☑Forced Air Gas ☐Forced Air Electric ☑Forced A	🗹 .ir Propane	Not Working	if Working	Included aced in 2021. The	house is
	Furnace Forced Air Gas Forced Air Electric Forced A Radiant Gravity Flow Specify Other	🗹 .ir Propane	Not Working	if Working	Included aced in 2021. The	e house is
	Furnace Forced Air Gas Forced Air Electric Forced A Radiant Gravity Flow Specify Other Age Number of Units two Humidifier.	🗹 .ir Propane —	Not Working	if Working	Included aced in 2021. The	house is
	Furnace. Forced Air Gas Forced Air Electric Forced A Radiant Gravity Flow Specify Other Age; Zoned Number of Unitstwo Humidifier. Heat Pump.	🗹 .ir Propane —	Not Working	if Working	Included aced in 2021. The	e house is
 2. 	Furnace Forced Air Gas Forced Air Electric Forced A Radiant Gravity Flow Specify Other Age Number of Unitstwo Humidifier. Heat Pump. Age Toned Number of Units	ir Propane	Not Working	if Working	Included aced in 2021. The	e house is
 2. 	Furnace Forced Air Gas Forced Air Electric Forced A Radiant Gravity Flow Specify Other Age Number of Unitstwo Humidifier. Heat Pump. Age Toned Number of Units	ir Propane	Not Working	if Working	Included aced in 2021. The	e house is
 2. 3. 	Furnace. Forced Air Gas Forced Air Electric Forced Air Radiant Gravity Flow Specify Other Age; Zoned Number of Unitstwo Humidifier. Heat Pump. Age; Zoned Number of Units_ Air Conditioning. Central Air; Age; Zoned; No. of Units2 Electric Other (comment	ir Propane v	Not Working	if Working	Included aced in 2021. The	e house is
 2. 3. 4. 	Furnace. Forced Air Gas Forced Air Electric Forced Air Radiant Gravity Flow Specify Other Age; Zoned Number of Units two Humidifier. Heat Pump. Age; Zoned Number of Units_ Air Conditioning. Central Air; Age; Zoned; No. of Units2_ Electric Other (comment Propane Tank (Fleased Owned)	ir Propane v v v	Not Working	if Working	Included acced in 2021. The s.	e house is
 2. 3. 	Furnace Forced Air Gas Forced Air Electric Forced A Radiant Gravity Flow Specify Other Age ; Zoned Number of Units WO Humidifier. Heat Pump. Age ; Zoned Number of Units Air Conditioning. Central Air; Age ; Zoned; No. of Units Electric Other (comment Propane Tank (Leased Owned) Leased From Wo 1000 gal tanks, heartland propane Air Purifier (Electronic Air Filter)	v v v v v	Not Working	if Working	Included acced in 2021. The is.	e house is
1. 2. 3. 4. 5. 6. 7.	Furnace Forced Air Gas Forced Air Electric Forced Air Radiant Gravity Flow Specify Other Age Specify Other Age Forced Air Electric Forced Air Electric Forced Air Electric Forced Air Electric Number of Units Wood Number of Units Volume	☑ .ir Propane ☑ ☑ ☑ ☑ ☑	Not Working	if Working	Included acced in 2021. The is.	e house is
 2. 3. 4. 6. 	Furnace Forced Air Gas Forced Air Electric Forced A Radiant Gravity Flow Specify Other Age Solution Number of Units WO Humidifier. Heat Pump. Age Solutioning. Central Air; Age Solution (comment Propane Tank (Deased Owned) Leased From Wo 1000 gal tanks, heartland propane Air Purifier (Electronic Air Filter). Solar Heating (Panels & Plumbing). Whole House Fan. Attic Ventilation System (attic only). Fireplace.	ir Propane	Not Working one is 9 years old subdivided into 4	if Working	Included acced in 2021. The s.	e house is
 2. 3. 6. 8. 	Furnace Forced Air Gas Forced Air Electric Forced Air Radiant Gravity Flow Specify Other Age Specify Other Number of Units WO Humidifier. Heat Pump. Age Specify Other	ir Propane ir Propane ir V	Not Working one is 9 years old subdivided into 4	if Working	Included aced in 2021. The s.	e house is
 2. 3. 6. 8. 	Furnace Forced Air Gas Forced Air Electric Forced Air Radiant Specify Other Age	ir Propane ir Propane ir V	Not Working one is 9 years old subdivided into 4	if Working	Included aced in 2021. The s.	e house is
1. 2. 3. 4. 5. 6. 7. 8. 9.	Furnace	ir Propane	Not Working one is 9 years old subdivided into 4	if Working	Included acced in 2021. The is.	e house is
1. 2. 3. 4. 5. 6. 7. 8. 9.	Furnace	ir Propane	Not Working one is 9 years old subdivided into 4	if Working	Included acced in 2021. The s.	e house is
1. 2. 3. 4. 5. 6. 7. 8. 9.	Furnace Forced Air Gas Forced Air Electric Forced Air Radiant Gravity Flow Specify Other Age	ir Propane	Not Working one is 9 years old subdivided into 4	if Working	Included aced in 2021. The s.	e house is
1. 2. 3. 4. 5. 6. 7. 8. 9.	Furnace	ir Propane	Not Working one is 9 years old subdivided into 4	if Working	Included acced in 2021. The s.	e house is
1. 2. 3. 4. 5. 6. 7. 8. 9.	Furnace	ir Propane	Not Working one is 9 years old subdivided into 4	if Working	Included acced in 2021. The s.	
1. 2. 3. 4. 5. 6. 7. 8. 9. 10. Corr	Furnace Forced Air Gas Forced Air Electric Forced Air Radiant Gravity Flow Specify Other Age	ir Propane	Not Working one is 9 years old subdivided into 4	if Working	Included acced in 2021. The s.	

SECTION D – WATER SYSTEMS	Working		o Not Know if Working	N/A - Not Included
1. Water Supply	<u>,</u> ビ		Ш	
Connected to Treated Water System: ☐City ☑Ru☐Well ☐Cistern ☐Other:				
Well Cistern Other: Rural Water District #5 Phone #785-748-0308 2. Sewage System				
Sewage System	2			
Property is connected to: City Sanitary Sewer Sys	tem	_		
☑Septic System □Lagoon □Other:				
3. Plumbing	E21	П		
Water/Supply LinesSewer/Waste Lines	KI	님	H	片
Plumbing Fixtures & Faucets		H	Ħ	
Grinder Pit / Lift Station		▤		
Jetted Tub Hot Tubsundance jacuzzi				
5. Hot Tub. sundance jacuzzi	💆			
6. Sump Pump Discharges to 200ft west and east	····· 🔽		LJ	L
Number of Sump Pumps5				
7. Swimming Pool above ground with 40ft x 50ft dec		П	П	П
☑Above Ground ☐In Ground		_		<u> </u>
Underground Sprinkler System 14 stations	🗹			
Installed: ☑Professionally ☐Homeowner ☐Unki				— 1
9. Water Heater	년	·	Ц	
□Natural Gas □Propane □Electric □Other Number of Water Heaters2; Age; Gals.44	see attach	nment		
10 Water Purifier	 ビ			
11. Water Softener (☐Leased ☑Owned)see attachi	nent 🗹			
12. Other:				
Comments/Explanations from Section D:water softener	is by Flech			
		ar		
SECTION E — STRUCTURAL CONDITION 1. Age of Roof 9 years Composition 3-D Composition Wood 6 2. Has the roof ever leaked? 3. Is there present damage to the roof? 4. Are you aware of any adverse conditions regarding to structure(s)? 5. Is there a history of infestation of termites, carpenter for the terminal termi	other: ne exterior sidir ants, fleas, rod erage by a licents, see attachme e seals? (moist epair? ent/crawlspace? ents? ndation or retair following?	ents, etc?ssed pest ent cure between		
1. Age of Roof 9 years Composition 3-D Composition Wood 0 2. Has the roof ever leaked? 3. Is there present damage to the roof? 4. Are you aware of any adverse conditions regarding t structure(s)? 5. Is there a history of infestation of termites, carpenter 6. Has the property been treated for infestation? 7. Unrepaired damage from previous infestation? 8. Is the property currently under warranty or other cove control company?routine preventative treatment 9. Have any of the windows ever leaked?	other: ne exterior sidir ants, fleas, rod erage by a licents, see attachme e seals? (moist epair? ent/crawlspace? ents? ndation or retair following?	ents, etc?ssed pest ent cure between		
1. Age of Roof 9 years Composition 3-D Composition Wood 4 2. Has the roof ever leaked? 3. Is there present damage to the roof? 4. Are you aware of any adverse conditions regarding t structure(s)? 5. Is there a history of infestation of termites, carpenter 6. Has the property been treated for infestation? 7. Unrepaired damage from previous infestation? 8. Is the property currently under warranty or other cove control company? routine preventative treatment 9. Have any of the windows ever leaked? 10. Are there any windows that have broken thermo-pan panes) 11. Is there any damage to the chimney which requires 12. Has there ever been leakage/seepage in the basement 13. Are there any structural problems with the improvem 14. Have any corrections been made to stabilize the four 15. Have you experienced any moving or settling of the 16. Every	other: ne exterior sidir ants, fleas, rod erage by a licents, see attachme e seals? (moist epair? ent/crawlspace? ents? ndation or retair following?	ents, etc?ssed pest ent cure between	U PO	

	tion E – Continued	Yes	No	Unknown
16.	Has there ever been damage to the real property or any of the improvements	П	C2	
17	due to fire, flood, wind, hail, or other acts of nature?		니 I	H
	Have you had the property inspected for the existence of any types of mold?		Ĭ	L
	If Yes, attach copy of any inspection report.	_		
19.	Have you received any insurance proceeds or filed any insurance claim			
	on the property?	Ц	V	L
If y	es, please comment and include any/all reports:			
of tl	ECTION F - HAZARDOUS CONDITIONS: Are you (SELLER), to the ne following substances, materials, or products on the real property which may be	an environ	our knowled mental haza No	dge, aware of any ard? Unknown
1.	Radon	V		
2	☐Pre-Plumbed ☐Operating Mitigation System	 1	-	_
2. 3.	MoldLead-Based Paint		딤	
4.	Contaminated soil or water		片	H
5.	Toxic Materials		힏	
6.	Asbestos		যাত্র	
7.	Landfill or buried materials		<u> </u>	
8. 9.	Underground fuel or chemical storage tanks	 	띰	
Э.	Other (specify):	_ ⊔	لسا	
follo	ECTION G – TITLE DISCLOSURES: Are you (SELLER), to the best of bowing which could affect the real property? FOR INFORMATION CONCERNING STH THE CITY CLERK AT 832-3201, AND THE COUNTY TREASURER AT 832-5-1. For online tax info visit: http://www.douglas-county.com/online_services/valuer.	SPECIAL A 178. ıestaxes/d	SSESSME	NTS, CONTACT
1.	Any Covenants and Restrictions or other deed restrictions or obligations		V	
2.	Do you have a copy of a property survey	🗹		
3.	Any lot-line disputes or other unusual claims against the real property		딛	
4. 5.	Any encroachments		<u> </u>	片
6.	Any non-conforming uses of property		늵	H
7.	Any violations of "set back" requirements	🗂	豆	
8.	Easements other than normal utility easements		v	
9.	Any planned road or street expansions or improvements adjacent to the property			
	Any notices from any governmental, or quasi-governmental agency (HOA) affecti this real property	🗆	v	
11.	Any Pending/Certified assessments on the real estate, including but not limited to those for sidewalks, streets, sewers and waterlines		V	П
	Total balance of remaining special taxes: \$0		_	
	Certified Special Taxes: please itemize below:			
	Special Assessment 1 Description:Amount \$			
	Special Assessment 2 Description:Amount \$_ Special Assessment 3 Description:Amount \$_			
	Special Assessment 4 Description:Amount \$Amount \$		Pay Off Ye	ear:
	Pending (estimated) Special Taxes or Benefit Districts: \$(principal only); Type			
SEI	.LER initial/Date <i>JRP</i> 01/24/2025			
	LER initial/Date			
OEL	LER Initial/Date DWVP 0172472023 EQUALHOUSING OPPORTUNITY	RUTE	t initial/Date_	

Sec	tion G – Continued	Yes	No	Unknown		
13. 14.	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		য			
	Association contact person: Phone Phone Phone Are Home Owner's Association (HOA) dues/fees assessed against the property Dues: \$. 🗖	V			
17.	Any "common area" (facilities such as pools, tennis courts, walkways, or other areas Co-owned in individual interest with others)	. 🗖	V			
If y	es, please comment and include any/all reports:					
				ALVANORUS A		
PR(CIT	CCTION H – OTHER DISCLOSURES: FOR QUESTIONS CONCERNING DEPARTY, CONTACT THE LAWRENCE/DOUGLAS COUNTY PLANNING DEPARTM Y/COUNTY ZONING DEPARTMENT IF THIS PROPERTY IS LOCATED OUTSIDE Corrence/Douglas County Planning info at: http://www.lawrenceks.org/pds/	ENT AT 83	2-3150	OR THE LOCAL		
1.	Current zoning is Agricultural and Homestead					
 3. 4. 	Is any portion of the property in a flood plain. If yes, is flood insurance required. If yes, is there a certificate of elevation. Is the real property in a Wetlands area. Are there any flooding, drainage, or grading problems.					
5. 6.	Any room additions, structural modifications, or other alterations without: Necessary permits	🗖	<u> </u>			
7. 8. 9.	Is there located on the real property any of the following, active or inactive: a. Septic System					
9.	property that could possibly lead to a lawsuit or liability under any law, rule, ordinance, or other legal theory	🗆	v			
If yes, please comment and include any/all reports:						
1. 2. 3.	Serviced Air Conditioner Serviced Furnace Cleaned/Serviced Fireplace Chimney/Woodstove flue Mov 24 M	Waste Line Flow Valve	Da N// s N// N// No year	A		
Ma	in gate serviced by "The Gate Guys", last serviced Dec 23					
SEL	LER initial/Date <u>JRP 01/24/202</u> 5	BUYER init	tial/Date_			
SEL	LER initial/Date_DMP 01/24/2025	BUYER ini	tial/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.

Gas grill, Jacuzzi, Washer and Dryer, Pool Table, Gun Safe in downsta	tirs safe room - floor mounted, Gun/Jewelry Safe in Ma	ster Bedroom
Walk-in Closet - floor mounted, outdoor pizza oven, all kitcher	n appliances and refrigerator and freezer in gara	ge
ITEMS RESERVED BY SELLER:		
ECTION K – ADDITIONAL INFORMATION	N:	
ANY OTHER FACTS OR INFORMATION RELATING BUYER:	TO THIS PROPERTY THAT WOULD BE	OF INTEREST TO A
See Attachment		
ARE YOU AWARE OF ANY ADDITIONAL DEFECTS No, the house was designed by the previous own		n Builders.
The archtect was Janet Smalter.		
LLER certifies that the information herein is true and concern the second secon	vadditional items which may become know the Real Estate Broker(s) harmless from	vn to the SELLER prior tany liability incurred as
I have not occupied this property in the past property with which I am not familiar, however I have c	_ years of my ownership. Therefore, the completed this disclosure as fully as possib	ere are conditions of th
hn Robert Perkins 01/24/2025 nt SELLER NAME and Title (if Applicable)	John Robent Penkins SELLER'S Signature	01/24/2025 Date
ena Marie Perkins 01/24/2025 nt SELLER NAME and Title (if Applicable)	<u>Dena Marie Perkins</u> SELLER'S Signature	01/24/2025 Date
LLER initial/Date <u></u>	BUYER initia	al/Date
LLER initial/Date DMP 01/24/2025	EQUAL HOUSING BUYER initia	al/Date

BUYER'S RECEIPT OF DISCLOSURE STATEMENT

BUYER acknowledges that this disclosure does not constitute a warranty. The BUYER is urged to carefully inspect the property and to have the property inspected by a qualified inspector. The BUYER understands that there are areas of the property of which the SELLER has no knowledge, and this disclosure statement does not encompass those areas. The BUYER also acknowledges that he has read and received a signed copy of this statement from the SELLER or SELLER'S Agent. The BUYER acknowledges any personal property not included in the sales contract remains the property of the SELLER.

BUYER'S RIGHT TO PROFESSIONAL COUNSEL: BUYER acknowledges and agrees that the purchase of real property encompasses many professional disciplines, and while Broker possesses considerable general knowledge, Broker is not expert in matters of law, tax, financing, surveying, structural conditions, hazardous material, engineering, etc. BUYER acknowledges that BUYER has been advised by Broker to seek professional expert assistance and advice in those and other areas of professional expertise. In the event that Broker provides to BUYER names or sources for such advice and assistance, BUYER acknowledges and agrees that Broker does not warrant or guarantee such services and/or products.

BUYER herein understands that outside legal and tax counsel is recommended. Comprehensive mechanical, structural and other inspections are recommended. If, at BUYER'S option and choice, BUYER decides not to conduct inspections or obtain tax and legal counsel before closing, then BUYER accepts the Property in its present condition and will make no claim against SELLER, Brokers, or agents, based upon the lack of tax or legal counsel or based on any known or unknown past, current, or future condition of the above property and/or its improvements including but not limited to latent or patent defects, repairs, or replacements.

BUYER is advised that school boundaries are subject to change.

BUYER is advised that Kansas law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. BUYER is advised that information regarding those registrants may be available through the Kansas Bureau of Investigation (home page address: http://www.kansas.gov/kbi/_or by contacting the local sheriffs office.

BUYER is advised that fungal contaminants (molds, etc.) may exist in the Property of which the Seller is unaware. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose fungal contaminants. BUYER may wish to obtain an inspection specifically for fungal contaminants to more fully determine the condition of the Property and its environmental status. Companies may be found in the Yellow Pages under "Environmental and Ecological Consultants," or "Environmental and Ecological Equipment and Services." Additional information about mold/fungal contaminants may be found at the following Internet Web Site: http://www.cdc.gov/mold/faqs.htm.

RADON: Every buyer of residential real property is notified that the property may present exposure to dangerous concentrations of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer. Radon, a class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. Kansas law requires sellers to disclose any information known to the seller that shows elevated concentrations of radon gas in residential real property. The Kansas Department of Health and Environment recommends all homebuyers have an indoor radon test performed prior to purchasing or taking occupancy of residential real property. All testing for radon should be conducted by a radon measurement technician. Elevated radon concentrations can be easily reduced by a radon mitigation technician. For additional information go to http://www.kansasradonprogram.org. BUYER acknowledges that SELLER does not warrant code compliance.

Print BUYER NAME and Title (if Applicable)	BUYER Signature	Date
Print BUYER NAME and Title (if Applicable)	BUYER Signature	Date

EQUAL HOUSING OPPORTUNITY

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.
 - o 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:
 - o All light fixtures in and outside the house are LED, significantly reducing energy use
 - o 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.
 - o 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.
 - o 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 professional 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
 - o One internal with a back-up
 - Four external
 - o 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.
 - o 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

