



RESIDENTIAL REAL ESTATE DISCLOSURE

THIS DISCLOSURE IS COMPLETED BY THE SELLER.

Seller states that the information contained in this disclosure is correct to the best of seller's current actual knowledge as of this date. Broker may deliver a copy of this disclosure to prospective buyers.

Note: If an item is not present that the property, insert "N/A" in the "comments" column. The contract to buy and sell real estate, not this disclosure, determines whether an item is included or excluded.

Date 7-17-08 Property address 2435 Edgehill Rd
 City Salina St KS ZIP 67401

I. Exterior and lot | describe the following

Lot size 2 1/2 Lots Zoning R1
 Site features Double Stone fireplace Fence Partial
Oak circular Stair
 Pool No Parking types Driveway Plus Adequate
 Architecture/style Redwood Vacation Style Roof Asphalt and Some Flat
 Exterior material Redwood Topography Flat, some Sloped plus Stream

	YES	NO	UNKNOWN	COMMENTS
Structural problems		X		
Moisture and/or water problems	X			
Damage due to termites, other insects or rodents		X		
Damage due to hail, wind, fire or flood	X			
Cracks, heaving or settling problems		X		
Exterior wall or window problems		X		
Exterior Artificial Stucco present		X		
Any additions or alterations made without a required building permit		X		
Building code violations		X		
Past/present roof leak	X			
Past/present roof damage	X			
Gutter or downspout problems		X		
Property access problems		X		
Roads, driveways, trails or paths through property used by others		X		
Public highway or county road bordering the property		X		
Encroachments, boundary disputes or unrecorded easements		X		
Shared or common area with adjoining properties		X		
Cross-parking agreement, covenants, easements		X		
Requirements for curb, gravel/paving, landscaping		X		
Past flooding or drainages problems		X		
Present flooding or drainage problems		X		
Government or private sign restrictions		X		

II. Improvement details

Year built _____ built on-site manufactured/mobile modular
 Yearly taxes _____ Tax ID _____

No. of bedrooms 4 No. of bathrooms 2 1/2
 Approx. sq. ft. (unfinished) _____ Approx. sq. ft. (finished) _____
 Sq. footage source _____

Dimensions

Master bedroom _____ Additional bedrooms _____
 Master bathroom _____ Additional bathrooms _____
 Family room _____ Kitchen _____
 Dining room _____ Living room _____
 Additional rooms _____

Floor coverings Carpet, tile, linoleum
 Additional interior features _____

Appliances

	In working condition			AGE	COMMENTS
	YES	NO	UNKNOWN		
Built-in vacuum system and accessories		X			
Clothes dryer		X			
Clothes washer		X			
Dishwasher	X	X			
Disposal	X				
Freezer		X			
Hood	X				
Microwave oven		X			
Oven	X				
Range	X				
Refrigerator	X				
TV antenna <input type="checkbox"/> owned <input type="checkbox"/> leased		X			
Satellite system or dish <input type="checkbox"/> owned <input type="checkbox"/> leased		X			
Trash compactor		X			

Electrical and telecommunications

	In working condition			AGE	COMMENTS
	YES	NO	UNKNOWN		
Security system <input type="checkbox"/> owned <input type="checkbox"/> leased		X			
Smoke/fire detectors <input type="checkbox"/> battery <input type="checkbox"/> hardware	X				
Light fixtures	X				
Switches and outlets	X				
Telecommunications (T1, fiber, cable, satellite)	X				
Inside telephone wiring and blocks/jacks	X				
Ceiling fans	X				

Garage door opener	X				
Garage door control(s) How many _____	X				
Intercom		X			
Doorbell	X				
Landscape lighting		X			

Mechanical

	In working condition			AGE	COMMENTS
	YES	NO	UNKNOWN		
Air conditioning					
Evaporative cooler					
Window units					
Central	X				2 UNITS UPPER FLOOR No.
Attic/whole house fan	X				
Humidifier		X			
Air purifier		X			
Hot tub, sauna or spa	X				TUB & JACUZZI IN MASTER BA.
Heating system type <u>FORCED AIR</u> fuel <u>NAT. GAS</u>	X				
Water heater quantity <u>1</u> fuel <u>NAT GAS</u> capacity <u>50 GAS</u>		X			
Fireplace type <u>WOOD</u> fuel <u>WOOD</u>					DINING ROOM & LIVING ROOM.
Fuel tanks <input type="checkbox"/> owned <input type="checkbox"/> leased	NA				

Water, sewer and other utilities

	In working condition			AGE	COMMENTS
	YES	NO	UNKNOWN		
Water filter system <input type="checkbox"/> owned <input type="checkbox"/> leased		X			
Water softener <input type="checkbox"/> owned <input type="checkbox"/> leased		X			
Sewage problems		X			
Lift station (sewage ejector pump)		X			
Drainage, storm sewers, retention pools		X			
Grey water storage/use		X			
Plumbing problems		X			
Sump pump	X				
Underground sprinkler system		X			
Fire sprinkler system		X			
Irrigation pump		X			
Well pump		X			
Well required to be metered		X			

Sewer _____ approved for _____ bedrooms

III. Local area

School district SALINA 305 Elementary MEADOWLARK
 Junior high LAKEWOOD MINDS SCHOOL High CENTRAL

Universities, two-year colleges or vocational schools KANSAS WESLEYAN, K-STATE SALINA, OTHERS

Water company SALINA CITY Power company WESTAR

Sewer company SALINA Telephone company SOUTHWESTERN BELL

Internet provider COX CABLE

Description of neighborhood UPSCALE, MATURE TREES, WELL ESTABLISHED

IV. Additional information | provide additional information that may be significant to potential buyers

V. Disclaimer and advisory

Seller and buyer understand that they real estate brokers do not warrant or guarantee the information stated about the property in this disclosure. Property inspection services may be purchased. This for is **not** intended as a substitute for an inspection of the property.

Advisory to the seller

Failure to disclose known material defect may result in legal liability. The information contained in this disclosure has been furnished by the seller, who verifies to the truth thereof based on the seller's current actual knowledge. Any changes will be disclosed by seller to potential buyers promptly after discovery.

Seller Adores Susan Fitzsimmons Seller _____

Date 7-17-08 Date _____

Advisory to the buyer

Even though seller has answered the above questions to the best of the seller's current actual knowledge, buyer should obtain expert assistance to accurately and fully evaluate the property regarding use and access, water, sewer, utilities, environmental and geological conditions, noxious weeds and other matters that may affect buyer's use of the property. Valuable information may be obtained from various local/state/federal agencies and other experts may perform more specific evaluations of the property. Boundaries, location and ownership of fences, driveways, hedges and similar items may become matters of dispute. A survey may be used to determine such matters.

The contract between the seller and the buyer controls if any item is included or excluded in the purchase of the property.

Buyer acknowledges that seller does not warrant that the property is fit for buyer's intended purposes or use. Buyer acknowledges that seller's indication that an item is "working" is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for buyer's intended purposes.