

Kansas Association of REALTORS®
SELLER'S PROPERTY DISCLOSURE STATEMENT
(To Be Completed by Seller)

Property Address: 26789 Block Rd, Paola, KS 66071 Date 1-7-2025
SELLER [] IS [] IS NOT currently occupying the property [] or HAS NEVER occupied the property.

Approximate age of property 100 yrs Date purchased N/A

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY KNOWN BY THE SELLER ON THE DATE ON WHICH IT IS SIGNED. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY REAL ESTATE LICENSEE IN THIS TRANSACTION, AND SHOULD NOT BE ACCEPTED AS A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN.

THE INFORMATION CONTAINED HEREIN IS INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE SELLER AND THE PURCHASER.

SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether, and on what terms, to purchase the subject real property.

PART I - Indicate the condition of the following items by marking the appropriate box. Check only one box.

Table with columns for item descriptions and checkboxes for 'None/INCLUDED' and 'NOT INCLUDED/WORKING'. Sections include Appliances, Electrical Systems, Heating and Cooling Systems, and Water Systems.

Buyer's Initials
Date
Date

Seller's Initials
Date 1/7/2025 | 3:23 PM PST
Date 1/8/2025 | 6:23 AM PST

Initial
Date 1/8/2025 | 7:15 AM CST

PART II - Answer II questions TO THE BEST OF YOUR (SELLER'S) KNOWLEDGE.

Section A - Structural Conditions: 1. Age of roof (if known) _____ years 2. Does the roof leak? 3. Is there present damage to the roof? 4. Have you had any insurance claims? 5. Has there ever been leakage/seepage in the basement or crawl space? 6. Has there been any damage to the real property or any of the improvements due to the following occurrences, including, but not limited to, wind, fire, flood? 7. Are there any structural problems with the property? 8. Is any exterior wall covering of the structure covered with Exterior Insulation and Finishing Systems (EIFS) or Synthetic stucco? 8. (Continued) Has there been an inspection to determine whether the structure has excessive moisture accumulation and/or related damage? 9. Is there any damage to the chimney? 10. Is there any exposed wiring presently in any structures on the property? 11. Are there any windows or doors which leak or have broken thermopane seals? 12. Have you ever experienced any moving or settling of the following: Foundations? Floors? Walls? Sidewalks? Patios? Driveways? Retaining Walls? Other

Section B - Hazardous Conditions: Are you (Seller), TO THE BEST OF YOUR KNOWLEDGE, aware of any of the following substances, materials, or products on or near the real property which may be an environmental hazard? 1. Asbestos 2. Contaminated soil or water (including drinking water) 3. Expansive soil 4. Landfill or buried materials 5. Lead-based paint (See attached lead disclosure form) 6. Radon gas in house or well 7. Toxic materials 8. Underground fuel or chemical storage tanks 9. EMF's (Electric Magnetic Fields) 10. Gas or oil wells in area 11. Other (specify) 12. Other (specify) 13. Other (specify)

Section C - Title Disclosures: Are you (Seller), TO THE BEST OF YOUR KNOWLEDGE, aware of any of the following which could affect the real property? 1. Features, such as walls, fences, driveways, which are shared in common w/adjoining landowners who use or have responsibility for maintenance of the feature 2. Has a boundary survey been performed? 3. Any mortgage survey or ILC (Improvement Location Certificate) 4. Easements, other than normal utility easements 5. Any encroachments 6. Any zoning violations, non-conforming uses, or violations of setback requirements 7. Any lot-line disputes or other unusual claims against the real property 8. Any pending or levied assessments on the real estate, including but not limited to those for sidewalks, streets, sewers, water and gas lines 9. Any condominium, regime or other deed restrictions or obligations, or any Homeowner's Association which has authority over the real property 10. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in individual interest with others) 11. Any lawsuits against Seller threatening or affecting, this real property 12. Any notices from any governmental or quasi-governmental agency affecting this real property 13. Any planned road or street expansions, improvements or widenings adjacent to the property 14. Other (specify) 15. Other (specify) 16. Other (specify) 17. Other (specify)

Section D - Other Disclosures: For property and improvements thereon: 1. Is the property connected to a public water system? 2. Is the property connected to a public sewer system? 3. Is the property connected to a private/community water system? 4. Is the property connected to a private/community sewer system? 5. Is the property connected to a septic system? 6. Are there any trees or shrubs diseased or dead? 7. Are there any flooding, drainage, or grading problems? 8. Is the property in a flood plain? 9. Trash Service 10. Do you own the fencing on your property? 11. Are you aware of any structural additions, changes or repairs made to the property without obtaining all necessary permits? 12. Have you ever owned a pet in this property? Has there been any damage due to urine, odor, stain or other?

Section E - Insert the most recent year in which the following occurred 1. Serviced air conditioner 2. Cleaned fireplace, including chimney 3. Serviced furnace 4. Serviced septic system 5. Cleaned woodburning stove, including chimney 6. Tested well water 7. Serviced well water 8. Do you have a home warranty? Is it transferable? Company name(s)

Buyer's Initials _____ Date _____

Seller's Initials [Signature] Date 1/7/2025 | 3:23 PM PST [Signature] Date 1/8/2025 | 6:23 AM PST

Initial [Signature]

PART II - (Continued)

Section F - Infestations:

	YES	NO		YES	NO
1. Do you have any knowledge of any damage to the property caused by termites, wood infestation, or dry rot?	<input type="checkbox"/>	<input type="checkbox"/>	2. Have you had any termite/pest control treatments for the property?	<input type="checkbox"/>	<input type="checkbox"/>
Is property currently under warranty?	<input type="checkbox"/>	<input type="checkbox"/>	If so, name the company & year treated. _____		
If so, name company below: _____			3. Has the ground been pre-treated for termites?	<input type="checkbox"/>	<input type="checkbox"/>

PART III - Miscellaneous.

	YES	NO
1. Are you aware of any other facts, conditions or circumstances, on or off-site, which can affect the value, beneficial use, or desirability of property?	<input type="checkbox"/>	<input type="checkbox"/>
If yes, explain: _____ _____ _____		

PART IV - Additional comments and/or explanations. (Use additional pages, if necessary.) Reference comments on items responded to earlier by Part 1 or 2, Section letter and number. (Seller to attach any available property condition or inspection reports.)

If separate pages used, initial here _____

Property will sell "As-Is, Where-Is", with No Guarantees

Signed by: Leslie H Purdy 1/8/2025 | 7:15 AM CST
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The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof to the best of Seller's belief and knowledge, as of the date signed by the Seller. (Any substantive changes will be disclosed by the Seller to the Purchaser prior to closing).

Seller: DocuSigned by: Leslie H Purdy Date: 1/7/2025 | 3:23 PM PST
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Seller: DocuSigned by: Laurie Cory Date: 1/8/2025 | 6:23 AM PST
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BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

- I acknowledge that I have read and received a signed copy of the Seller's Property Disclosure Statement from the Seller, the Seller's agent, or transaction broker.
- I have carefully inspected the property. Subject to any inspections allowed under my contract with Seller, I agree to purchase the property in its present condition only, without warranties or guarantees of any kind by Seller or any real estate licensee concerning the condition or value of the property.
- I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.
- I acknowledge that neither Seller nor any real estate licensee involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows:

- I acknowledge that I have been informed 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. I have been advised that if I desire information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at <http://www.ink.org/public/kbi> or by contacting the local sheriff's office.

Buyer _____ Receipt Date _____
Buyer _____ Receipt Date _____

Signed by: Leslie H Purdy 1/8/2025 | 7:15 AM CST
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DocuSigned by: **This form was updated on the following date:** 1/7/2025 | 3:23 PM PST

Seller: DocuSigned by: Leslie H Purdy Date: 1/7/2025 | 3:23 PM PST
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Seller: DocuSigned by: Laurie Cory Date: 1/8/2025 | 6:23 AM PST
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Buyer _____ Receipt Date _____
Buyer _____ Receipt Date _____