

Kansas Association of REALTORS®
SELLER'S PROPERTY DISCLOSURE STATEMENT

(To Be Completed by Seller)

Property Address: 1190. 40th Peabody, KS 66866

Date May 8, 2025

SELLER ☐ IS ☒ IS NOT currently occupying the property ☐ or HAS NEVER occupied the property.

Approximate age of property 117 years Date purchased _____

APR 11, 14 2026 ADW

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 PROVIDED IN THIS STATEMENT IS THE REPRESENTATION OF THE SELLER AND NOT THE REPRESENTATION OF ANY REAL ESTATE LICENSEE.

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. Seller hereby authorizes any real estate licensee in this transaction to provide a copy of this statement to any person or entity in connection with any actual or possible sale of the real property.

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

	None INCLUDED			None INCLUDED		
	NOT INCLUDED	WORKING	NOT WORKING	NOT INCLUDED	WORKING	NOT WORKING
Section A - Appliances:						
1 Built-in vacuum system & equipment	☒	☐	☐	9 Microwave oven	☒	☐
2 Clothes dryer	☒	☐	☐	10 Oven	☒	☐
3 Clothes washer	☒	☐	☐	11 Range	☒	☐
4 Dishwasher	☒	☐	☐	12 Refrigerator	☒	☐
5 Disposal	☒	☐	☐	13 TV antenna-satellite dish	☒	☐
6 Freezer	☒	☐	☐	14 Trash compactor	☒	☐
7 Gas grill	☒	☐	☐	15 Other (specify) _____	☐	☐
8 Range ventilation system	☒	☐	☐	16 Other (specify) _____	☐	☐
Section B - Electrical Systems:						
1 Electric service panel (Capacity _____ AMPS) ☒ Fuse ☒ Circuit breakers	☐	☒	☐	7 Sauna (☐ Steam ☐ Dry, H included)	☒	☐
2 Ceiling fan(s)	☒	☐	☐	8 Smoke fire alarm	☒	☐
3 Garage door opener remotes No remotes _____	☒	☐	☐	9 Vent fan(s)	☒	☐
4 Telephone wiring/jacks	☒	☐	☐	10 220 Volt service	☒	☐
5 Cable TV wiring/jacks	☒	☐	☐	11 Security system ☒ Owned ☐ Leased	☐	☒
6 Intercom or sound system wiring and built-in speakers	☒	☐	☐	☒ Central station - monitoring	☐	☐
				12 Other (specify) _____	☐	☐
				13 Other (specify) _____	☐	☐
Section C - Heating and Cooling Systems:						
1 Air purifier	☒	☐	☐	9 Propane tank ☒ Leased ☐ Own	☐	☒
2 Attic fan	☒	☐	☐	10 Humidifier	☒	☐
3 Whole house fan	☒	☐	☐	11 Fireplace/fireplace insert ☐ Blower	☒	☐
4 Central A/C	☒	☐	☐	☐ Factory built ☐ Masonry	☐	☐
5 Room air conditioner(s)	☐	☐	☒	12 Gas starter (fireplace)	☒	☐
6 Heating system ☒ Gas ☐ Forced air gas ☐ Elec ☐ Boiler (☐ Hot water ☐ Steam)	☐	☐	☐	13 Gas logs	☒	☐
7 Heat pump	☒	☐	☐	14 Woodburning stove	☒	☐
8 Solar house heating	☒	☐	☐	15 Other (specify) _____	☐	☐
				16 Other (specify) _____	☐	☐
Section D - Water Systems:						
1 Hot tub/whirlpool	☒	☐	☐	9 Well system ☒ Cistern ☐ Irrigation Well	☐	☐
2 Plumbing	☐	☒	☐	10 Sewer (specify) _____ ☐ Eff ☐ Direct	☐	☐
3 Sump pump Discharges to <u>outside</u>	☐	☒	☐	11 Lagoon	☐	☐
4 Swimming pool	☒	☐	☐	12 Septic	☒	☐
5 Underground sprinkler ☐ Back Flow Preventer	☒	☐	☐	13 1-1 Bed (1 vaportranspiration Bed)	☐	☐
6 Water heater	☐	☒	☐	14 Other (specify) _____	☐	☐
7 Water purifier	☒	☐	☐	15 Other (specify) _____	☐	☐
8 Water softener ☐ Rent ☐ Own	☒	☐	☐			

Buyer's Initials

Date _____

Date _____

Seller's Initials

Date 5/8/25

Date 4/16/26

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

	YES	NO		YES	NO
Section A - Structural Conditions:					
1 Age of roof (if known) _____ years			8 (Continued) Has there been an inspection to determine whether the structure has excessive moisture accumulation and/or related damage?		
2 Does the roof leak?	☐	☒	If yes, attach the results of the inspection		
3 Is there present damage to the roof?	☐	☒	9 Is there any damage to the chimney?	☐	☐
4 Have you had any insurance claims?	☐	☒	10 Is there any exposed wiring presently in any structures on the property?	☐	☐
If yes, were all repairs made?			11 Are there any windows or doors which leak or have broken thermopane seals?	☐	☐
5 Has there ever been leakage/seepage in the basement or crawlspace?	☒	☐	12 Have you ever experienced any moving or settling of the following:		
If yes, explain _____			Foundations?	☐	☐
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?	☐	☒	Floors?	☐	☐
If yes, explain _____			Walls?	☐	☐
7 Are there any structural problems with the property?	☐	☒	Sidewalks?	☐	☐
If yes, explain _____			Patios?	☐	☐
8 Is any exterior wall covering of the structure covered with Exterior Insulation and Finishing Systems (EIFS) or Synthetic Stucco?	☐	☒	Driveways?	☐	☐
If yes, are you aware of any adverse conditions?	☐	☐	Retaining Walls?	☐	☐
If yes, explain _____			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?					
	YES	NO		YES	NO
1 Asbestos	☐	☒	7 Toxic materials	☐	☒
2 Contaminated soil or water (including drinking water)	☐	☒	8 Underground fuel or chemical storage tanks	☐	☒
3 Expansive soil	☐	☒	9 EMF's (Electric Magnetic Fields)	☐	☒
4 Landfill or buried materials	☐	☒	10 Gas or oil wells in area	☐	☒
5 Lead-based paint (See attached lead disclosure form)	☐	☒	11 Other (specify) _____	☐	☐
6 Radon gas in house or well	☐	☒	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?					
	YES	NO		YES	NO
1 Features, such as walls, fences, driveways, which are shared in common with adjoining landowners who use or have responsibility for maintenance of the feature	☐	☒	9 Any condominium, regime or other deed restrictions or obligations, or any Homeowner's Association which has authority over the real property	☐	☒
2 Has a boundary survey been performed?	☐	☐	10 Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in individual interest with others)	☐	☒
Date _____			11 Any lawsuits against Seller threatening or affecting this real property	☐	☒
3 Any mortgage survey or ILC (Improvement Location Certificate)	☐	☒	12 Any notices from any governmental or quasi-governmental agency affecting this real property	☐	☒
Date _____			13 Any planned road or street expansions, improvements or widenings adjacent to the property	☐	☒
4 Easements, other than normal utility easements	☐	☒	14 Other (specify) _____	☐	☐
5 Any encroachments	☐	☒	15 Other (specify) _____	☐	☐
6 Any zoning violations, non-conforming uses, or violations of setback requirements	☐	☒	16 Other (specify) _____	☐	☐
7 Any lot-line disputes or other unusual claims against the real property	☐	☒	17 Other (specify) _____	☐	☐
8 Any pending or levied assessments on the real estate, including but not limited to those for sidewalks, streets, sewers, water and gas lines	☐	☒			

Section D - Other Disclosures: For property and improvements thereon:					
	YES	NO		YES	NO
1 Is the property connected to a public water system? ☒ Rural ☐ City	☒	☐	6 Are there any trees or shrubs diseased or dead?	☒	☐
2 Is the property connected to a public sewer system? ☐ County ☐ City	☐	☒	Scheduled to be removed?	☐	☐
Is the system operational?	☐	☐	7 Are there any flooding, drainage, or grading problems?	☐	☒
3 Is the property connected to a private/community water system?	☐	☒	8 Is the property in a flood plain?	☐	☒
4 Is the property connected to a private/community sewer system?	☐	☒	9 Trash Service ☐ Public ☐ Private	☐	☐
Is the system operational?	☐	☐	10 Do you own the fencing on your property?	☐	☐
5 Is the property connected to a septic system?	☒	☐	11 Are you aware of any structural additions, changes or repairs made to the property without obtaining all necessary permits?	☐	☒
Is the system operational?	☒	☐	12 Have you ever owned a pet in this property?	☐	☒
Are you aware of any problems?	☐	☒	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	N/A	6 Tested well water	N/A
2 Cleaned fireplace, including chimney	N/A	7 Serviced well water	N/A
3 Serviced furnace	5+ years ago?	8 Do you have a home warranty? ☐ Yes ☒ No	
4 Serviced septic system	10+ years ago	Is it transferable? ☐ Yes ☐ No	
5 Cleaned woodburning stove, including chimney	N/A	Company name(s) _____	

Buyer's Initials

Date _____

Date _____

Seller's Initials

Date 5/8/25

Date 4/16/26

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?	☐	☒	2. Have you had any termite/pest control treatments for the property?	☐	☒
Is property currently under warranty?	☐	☒	If so, name the company & year treated.		
If so, name company below:					
			3. Has the ground been pre-treated for termites?	☐	☒

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?	☐	☒
If yes, explain:		
.....		
.....		
.....		

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

If separate pages used, initial here

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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 George D. Wait Date 4/16/2026
 Seller George D. Wait Date 5/8/25

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 _____

This form was updated on the following date: 4/16/2026

Seller George D. Wait Date 4/16/2026
 Seller _____ Date _____
 Buyer _____ Receipt Date _____
 Buyer _____ Receipt Date _____