

Kansas Association of REALTORS®
SELLER'S PROPERTY DISCLOSURE STATEMENT

(To Be Completed by Seller)

Property Address: 2905 Teal Pkwy Kansas Date 6-23-26
SELLER ☐ IS ☐ IS NOT currently occupying the property or HAS NEVER occupied the property.

Approximate age of property 101 Date purchased unknown

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/ NOT INCLUDED	INCLUDED WORKING	NOT INCLUDED	None/ NOT INCLUDED	INCLUDED WORKING	NOT INCLUDED
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 <u>100</u> AMPS) ☐ Fuse ☒ Circuit breakers	☐	☒	☐	7. Sauna..... (☐ Steam ☐ Dry, If 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)..... ☐ Lift ☐ Direct	☐	☐
3. Sump pump..... Discharges to.....	☒	☐	☐	11. Lagoon.....	☒	☐
4. Swimming pool.....	☒	☐	☐	12. Septic.....	☐	☒
5. Underground sprinkler..... ☐ Back Flow Preventer	☒	☐	☐	13. E.T. Bed (Evapotranspiration 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 6-23-26

Date 6/23/26

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

		YES	NO			YES	NO
Section A - Structural Conditions: <u>not known</u>							
not known	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 crawl space? _____	☐	☐	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 _____	☐	☐		

		YES	NO			YES	NO
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?							
not known	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 _____	☐	☐	11. Other (specify) _____	☐	☐	
	(See attached lead disclosure form)	☐	☐	12. Other (specify) _____	☐	☐	
	6. Radon gas in house or well _____	☐	☐	13. Other (specify) _____	☐	☐	

		YES	NO			YES	NO
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/adjointing 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) _____	☐	☒	
	3. Any mortgage survey or ILC (Improvement Location Certificate) _____	☐	☒	11. Any lawsuits against Seller threatening or affecting, this real property _____	☐	☒	
	4. Easements, other than normal utility easements _____	☐	☒	12. Any notices from any governmental or quasi-governmental agency affecting this real property _____	☐	☒	
	5. Any encroachments _____	☐	☒	13. Any planned road or street expansions, improvements or widenings adjacent to the property _____	☐	☒	
	6. Any zoning violations, non-conforming uses, or violations of setback requirements _____	☐	☒	14. Other (specify) _____	☐	☐	
	7. Any lot-line disputes or other unusual claims against the real property _____	☐	☒	15. 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 _____	☐	☒	16. Other (specify) _____	☐	☐	
		☐	☒	17. Other (specify) _____	☐	☐	

		YES	NO			YES	NO
Section D - Other Disclosures: For property and improvements thereon:							
	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? _____	☐	☒	

		YES	NO
Section E - Insert the most recent year in which the following occurred			
1. Serviced air conditioner? <u>unknown</u>	6. Tested well water <u>unknown</u>		
2. Cleaned fireplace, including chimney <u>0</u>	7. Serviced well water <u>no</u>		
3. Serviced furnace <u>unknown</u>	8. Do you have a home warranty? ☐ Yes ☒ No		
4. Serviced septic system <u>new 2025 1,000gal</u>	Is it transferable? ☐ Yes ☐ No		
5. Cleaned woodburning stove, including chimney <u>0</u>	Company name(s) _____		

Buyer's Initials

Date _____

Date _____

Seller's Initials

Date 6-23-26

Date _____

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? <u>unknown</u>	☐	☐
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: <u>unknown</u>		

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 _____
House has not be lived in since Jan. 2025

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 [Signature] Date 6-23-26
 Seller [Signature] Date 6/23/26

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: _____

Seller _____ Date _____
 Seller _____ Date _____
 Buyer _____ Receipt Date _____
 Buyer _____ Receipt Date _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) X SP Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) SP Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> Seller	<u>6-23-26</u> Date	<u>[Signature]</u> Seller	<u>6/23/26</u> Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date