

Kansas Association of REALTORS®
SELLER'S PROPERTY DISCLOSURE STATEMENT

(To Be Completed by Seller)

Property Address: 2905 Teal Circle, Kansas Date 6-23-26
 SELLER ☐ IS ☐ IS NOT currently occupying the property ☒ 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/ 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 <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	☒	☐
6 Intercom or sound system wiring and built-in speakers	☒	☐	☐	☐ Owned ☐ Leased		
				☐ 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	☒	☐
2 Plumbing	☐	☒	☐	☐ Cistern ☐ Irrigation Well	☒	☐
3 Sump pump Discharges to _____	☒	☐	☐	10 Sewer (specify) _____	☐	☐
4 Swimming pool	☒	☐	☐	☐ Lift ☐ Direct	☒	☐
5 Underground sprinkler ☐ Back Flow Preventer	☒	☐	☐	11 Lagoon	☒	☐
6 Water heater	☐	☒	☐	12 Septic	☐	☒
7 Water purifier	☐	☐	☐	13 E T Bed (Evapotranspiration Bed)	☒	☐
8 Water softener ☐ Rent ☐ Own	☒	☐	☐	14 Other (specify) _____	☐	☐
				15 Other (specify) _____	☐	☐

Buyer's Initials

 Date _____

 Date _____

Seller's Initials

DR Date 6-23-26
SP Date 6/23/26

PART II - Answer II 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? If yes, attach the results of the inspection	☐	☐	
	2 Does the roof leak? <u>after rain 10-01-26</u>	☒	☐	9 Is there any damage to the chimney?	☐	☐	
	3 Is there present damage to the roof?	☒	☐	10 Is there any exposed wiring presently in any structures on the property?	☐	☐	
	4 Have you had any insurance claims? 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? If yes, explain _____	☐	☐	12 Have you ever experienced any moving or settling of the following			
	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? If yes, explain _____	☐	☐	Foundations?	☐	☐	
	7 Are there any structural problems with the property? If yes, explain _____	☐	☐	Floors?	☐	☐	
	8 Is any exterior wall covering of the structure covered with Exterior Insulation and Finishing Systems (EIFS) or Synthetic stucco? If yes, are you aware of any adverse conditions? If yes, explain _____	☐	☐	Walls?	☐	☐	
		☐	☐	Sidewalks?	☐	☐	
		☐	☐	Patios?	☐	☐	
	☐	☐	Driveways?	☐	☐		
	☐	☐	Retaining Walls?	☐	☐		
	☐	☐	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 (See attached lead disclosure form)	☐	☐	11 Other (specify) _____	☐	☐	
	6 Radon gas in house or well	☐	☐	12 Other (specify) _____	☐	☐	
		☐	☐	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/ 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? Date _____	☒	☐	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) Date _____	☐	☒	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? Scheduled to be removed?	☐	☒	
	2 Is the property connected to a public sewer system? ☐ County ☐ City 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? Is the system operational?	☐	☒	9 Trash Service ☐ Public ☒ Private	☐	☐	
	5 Is the property connected to a septic system? Is the system operational?	☒	☐	10 Do you own the fencing on your property?	☐	☐	
	Are you aware of any problems?	☐	☒	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 <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 1000gal</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 10-23-24

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.kbi.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 [Signature] Date 10-8-26
 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.

Seller

Date

Seller

Date

Purchaser

Date

Purchaser

Date

Agent

Date

Agent

Date