



**SELLER'S DISCLOSURE AND
CONDITION OF PROPERTY ADDENDUM
(Residential)**

SELLER (Indicate Marital Status):

JOANNE F. THOMPSON (ASP)

PROPERTY:

10520 W. 327th St., Paola, Mo. 64071

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information. If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated Lead Based Paint Disclosure Addendum.

2. NOTICE TO BUYER.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

In the event the outside temperature does not permit safe inspection of the air conditioning, swimming pool, and/or lawn sprinkler systems (if applicable), BUYER waives such inspection and agrees to accept SELLER'S representation herein concerning the condition of the system(s) in lieu of inspection. BUYER understands all Brokers, their representatives, agents or employees have no personal knowledge concerning the condition of the system(s) on the Property. BUYER is relying solely upon the representations of the SELLER concerning the condition of said system(s). Notwithstanding the terms of any inspection provisions of this Contract, BUYER understands the system(s) on the Property cannot be tested without risk of damage to the system(s) during cold weather.

3. OCCUPANCY.

Approximate age of Property? 106 yrs How long have you owned? 1983

Does SELLER currently occupy the Property? Yes ☐ No ☒

If "No", how long has it been since SELLER occupied the Property? _____ years/months

☐ SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

4. TYPE OF CONSTRUCTION.

☒ Conventional/Wood Frame ☐ Modular ☐ Manufactured
☐ Mobile ☐ Other _____

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

a. Any fill or expansive soil on the Property? Yes ☐ No ☒

b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes ☐ No ☒

c. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? Yes ☐ No ☐

d. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☐

e. Any flood insurance premiums that you pay? Yes ☐ No ☐

f. Any need for flood insurance on the Property? Yes ☐ No ☐

g. Any boundaries of the Property being marked in any way? Yes ☐ No ☐

h. The Property having had a stake survey? Yes ☐ No ☐

i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property?.... Yes ☐ No ☐

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- j. Any fencing on the Property? Yes ☒ No ☐
 If "Yes", does fencing belong to the Property? N/A ☐ Yes ☒ No ☐
 k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☒ No ☐
 l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes ☒ No ☐
 m. Any oil/gas leases, mineral, or water rights tied to the Property? Yes ☒ No ☐

If any of the answers in this section are "Yes", explain in detail or attach other documentation:

1. gas pipeline runs on north adjacent property
Property own full oil + gas rights - no leases to 3rd Party

6. ROOF.

- a. Approximate Age: 2 years ☐ Unknown Type: Composition
 b. Have there been any problems with the roof, flashing or rain gutters? Yes ☐ No ☐
 If "Yes", what was the date of the occurrence? replaced gutters on farm house
 c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☐ No ☐
 Date of and company performing such repairs _____ / _____
 d. Has there been any roof replacement? Yes ☐ No ☐
 If "Yes", was it: ☐ Complete or ☐ Partial
 e. What is the number of layers currently in place? _____ layers or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

Replaced gutters on farm house. Added gutters to
farm house garage 5/26

7. INFESTATION. ARE YOU AWARE OF:

- a. Any termites or other wood destroying insects on the Property? ~~Yes~~ Yes ☐ No ☒
 b. Any other pests including rodents, bats or other nuisance wildlife? Yes ☐ No ☒
 c. Any damage to the Property by wood destroying insects or other pests? Yes ☒ No ☐
 d. Any termite, wood destroying insects or other pest control treatments on the Property in the last five (5) years? Yes ☒ No ☐
 If "Yes", list company, when and where treated _____
 e. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? Yes ☒ No ☐
 If "Yes", the annual cost of service renewal is \$ _____ and the time remaining on the the service contract is _____.
 (Check one) ☒ The treatment system stays with the Property or ☐ the treatment system is subject to removal by the treatment company if annual service fee is not paid.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

C. wood peckers carpenter bees (farm garage)
termite treatment bait system at farm house

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS. ARE YOU AWARE OF:

- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes ☒ No ☐
 b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes ☒ No ☐
 c. Any corrective action taken including, but not limited to piling or bracing? Yes ☒ No ☐
 d. Any water leakage or dampness in the house, crawl space or basement? Yes ☒ No ☐
 e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes ☒ No ☐
 f. Any problems with windows or exterior doors? Yes ☒ No ☐

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- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☒ No ☐
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? N/A ☒ Yes ☐ No ☐
Date of any repairs, inspection(s) or cleaning? _____
Date of last use? _____
- i. Does the Property have a sump pump? Yes ☒ No ☐
If "Yes", location: basement
- j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes ☒ No ☐

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: Bracing on North + South Basement walls

- added Sump Pump 4/26 to, concrete blocks tuck pointed.
New gutters added - no more water in Basement
Front Patio has crack. Areas around windows may have dry rot. Exterior
Garage has damaged exterior walls door sticks
9. ADDITIONS AND/OR REMODELING.
- a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes ☒ No ☐
If "Yes", explain in detail: farm house had additions + improvements prior to ownership.
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? N/A ☒ Yes ☐ No ☐
If "No", explain in detail: unknown

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other: _____
If well water, state type _____ depth _____ diameter _____ age _____
- b. If the drinking water source is a well, has water been tested for safety? N/A ☒ Yes ☐ No ☐
If "Yes", when was the water last checked for safety? _____ (attach test results)
- c. Is there a water softener on the Property? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- d. Is there a water purifier system? Yes ☐ No ☒
If "Yes", is it: ☐ Leased ☐ Owned?
- e. What type of sewage system serves the Property? ☒ Public Sewer ☐ Private Sewer
☒ Septic System, Number of Tanks 1 ☐ Cesspool ☐ Lagoon ☐ Other _____
- f. Approximate location of septic tank and/or absorption field: North of House West yard
- g. The location of the sewer line clean out trap is: unknown
- h. Is there a sewage pump on the septic system? N/A ☐ Yes ☐ No ☒
- i. Is there a grinder pump system? Yes ☐ No ☒
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? 1 yr By whom? Bill's Septic
- k. Is there a lawn sprinkler system? Yes ☐ No ☒
Does lawn sprinkler system cover full yard and landscaped areas? N/A ☐ Yes ☐ No ☒
If "No", explain in detail: _____
Month and year of last use: _____ Month and year of last service: _____
- l. Is there a swimming pool on the property? Yes ☐ No ☒
If "Yes" the Seller's Disclosure Swimming Pool-SPA Rider must be attached.
- m. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes ☒ No ☐
- n. Type of plumbing material currently used in the Property (check all that apply):
☒ Copper ☒ Galvanized ☒ PVC ☒ PEX ☐ Polybutylene ☐ Unknown ☐ Other ABS
The location of the main water shut-off is: @ the Water Meter
- o. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? N/A ☒ Yes ☐ No ☐

If your answer to (m) in this section is "Yes", explain in detail or attach available documentation: m water pipes along North side in the kitchen

Freezing Sub-zero temps in winter + west side of Bathroom + Slat Drain in Bath.

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11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? Yes ☒ No ☐
☒ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
1. _____
2. _____
Are you currently using the air conditioning system(s) Yes ☐ No ☐
If "No", date of last use: _____
- b. Does the Property have heating systems? Yes ☐ No ☐
☐ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Heat Pump ☒ Propane
☐ Fuel Tank ☐ Other _____
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
1. 20 yrs ✓ 3 yrs ago
2. _____
Are you currently using the heating system(s) Yes ☒ No ☐
If "No", date of last use: _____
- c. Are there rooms without heat or air conditioning? Yes ☒ No ☐
If "Yes", which room(s)? _____
- d. Does the Property have a water heater? Yes ☐ No ☐
☐ Electric ☒ Gas ☐ Solar ☐ Tankless
Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
1. 3 yrs ✓ Front Cellar 2025
2. _____
- e. Are you aware of any problems regarding these items? Yes ☐ No ☐
If "Yes", explain in detail: _____

12. ELECTRICAL SYSTEM.

- a. Type of material used: ☒ Copper ☐ Aluminum ☐ Unknown
b. Type of electrical panel(s): ☒ Breaker ☐ Fuse
Location of electrical panel(s): basement
Size of electrical panel(s) (total amps), if known: 100 amp
c. Are you aware of any problem with the electrical system? Yes ☐ No ☒
If "Yes", explain in detail: _____

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? Yes ☐ No ☒
b. Any landfill on the Property? Yes ☐ No ☒
c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes ☐ No ☒
d. Any contamination with radioactive or other hazardous material? Yes ☐ No ☒
e. Any testing for any of the above-listed items on the Property? Yes ☐ No ☒
f. Any professional testing for radon on the Property? Yes ☐ No ☒
g. Any professional mitigation system for radon on the Property? Yes ☐ No ☒
h. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒
i. Any other environmental issues? Yes ☒ No ☐
j. Any controlled substances ever manufactured on the Property? Yes ☐ No ☐
k. Any methamphetamine ever manufactured on the Property? Yes ☐ No ☐
(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation: 1 - Possible cistern in front of house - does never used by owner + possible water well. Capped. gas wells on west side of property + abandoned gas pump in west pasture

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229 **14. TAXES, NEIGHBORHOOD & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- 230 a. The Property located outside of city limits? Yes ☒ No ☐
- 231 Any current/pending bonds, assessments, or special taxes that apply to Property? Yes ☐ No ☒
- 232 If "Yes", what is the amount? \$ _____
- 233 b. Any tax credits or a tax freeze? Yes ☐ No ☒
- 234 c. The Property being subject to tax abatement? Yes ☐ No ☒
- 235 d. Any condition or proposed change in your neighborhood or surrounding
- 236 area or having received any notice of such? Yes ☐ No ☒
- 237 e. Any defect, damage, proposed change or problem with any
- 238 common elements or common areas? Yes ☐ No ☒
- 239 f. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
- 240 g. Any streets that are privately owned? Yes ☐ No ☒
- 241 h. The Property being in a historic, conservation or special review district that
- 242 requires any alterations or improvements to the Property be approved by a
- 243 board or commission? Yes ☐ No ☒
- 244 i. The Property being subject to a right of first refusal? Yes ☐ No ☒
- 245 If "Yes", number of days required for notice: _____
- 246 j. The Property being subject to covenants, conditions, and restrictions of a
- 247 Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
- 248 k. Any violations of such covenants and restrictions? N/A ☒ Yes ☐ No ☐
- 249 l. The Homeowner's Association imposing its own transfer fee and/or
- 250 initiation fee when the Property is sold? N/A ☒ Yes ☐ No ☐
- 251 If "Yes", what is the amount? \$ _____
- 252 m. The Property being subject to a Homeowners Association fee? Yes ☐ No ☒
- 253 If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of
- 254 \$ _____ payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to:

_____ and such includes:

Homeowner's Association/Management Company contact name, phone number, website, or email address:

- 259 _____
- 260 _____
- 261 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes ☐ No ☐

262 **If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:**

263 _____

264 _____

265 _____

266 **15. PREVIOUS INSPECTION REPORTS.**

267 Has Property been inspected in the last twelve (12) months? Yes ☐ No ☒

268 If "Yes", a copy of inspection report(s) are available upon request.

269 **16. OTHER MATTERS. ARE YOU AWARE OF:**

- 270 a. Any of the following?
- 271 ☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
- 272 b. Any fire damage to the Property? Yes ☐ No ☒
- 273 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☐ No ☒
- 274 d. Any violations of laws or regulations affecting the Property? Yes ☐ No ☒
- 275 e. Any other conditions that may materially affect the value
- 276 or desirability of the Property? Yes ☐ No ☒
- 277 f. Any other condition, including but not limited to financial, that may prevent
- 278 you from completing the sale of the Property? Yes ☐ No ☐
- 279 g. Any animals or pets residing in the Property during your ownership? Yes ☒ No ☐
- 280 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☒
- 281 i. Missing keys for any exterior doors, including garage doors to the Property? Yes ☒ No ☐
- 282 List locks without keys exterior doors + garage + concrete shop
- 283 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
- 284 k. Any unrecorded interests affecting the Property? Yes ☐ No ☒

285 _____

286 _____

287 _____

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- 288 l. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒
- 289 m. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- 290 n. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- 291 o. Any added insulation since you have owned the Property? Yes ☐ No ☒
- 292 p. Having replaced any appliances that remain with the Property in the
- 293 past five (5) years? Yes ☒ No ☐
- 294 q. Any transferable warranties on the Property or any of its
- 295 components? Yes ☐ No ☒
- 296 r. Having made any insurance or other claims pertaining to the Property
- 297 in the past five (5) years? Yes ☐ No ☒
- 298 If "Yes", were repairs from claim(s) completed? N/A ☐ Yes ☐ No ☐
- 299 s. Any use of synthetic stucco on the Property? Yes ☐ No ☒

300 If any of the answers in this section are "Yes", explain in detail: p. Refrigerator 1yr;

301 stove 1yr.

302 _____

303 _____

304 _____

305 _____

306 **17. UTILITIES.** Identify the name and phone number for utilities listed below.

307 Electric Company Name: Evergy Phone # _____

308 Gas Company Name: MFA Oil Phone # _____

309 Water Company Name: RWD #2 Phone # _____

310 Trash Company Name: Ecowaste formerly Phone # _____

311 Other: Gardner Disposal Phone # _____

312 Other: _____ Phone # _____

313 _____

314 **18. ELECTRONIC SYSTEMS AND COMPONENTS.**

315 Any technology or systems staying with the Property? N/A ☒ Yes ☐ No ☐

316 If "Yes" list: _____

317 _____

318 _____

319 _____

320 Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

321 _____

322 **19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).**

323 The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and

324 Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for

325 what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in

326 Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1

327 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-

328 printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and

329 the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the

330 "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property

331 (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried,

332 nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property,

333 including, but not limited to:

334 _____

335 Attached shelves, racks, towel bars	Fireplace grates, screens, glass doors
336 Attached lighting	Mounted entertainment brackets
337 Attached floor coverings	Plumbing equipment and fixtures
338 Bathroom vanity mirrors,	Storm windows, doors, screens
339 attached or hung	Window blinds, curtains, coverings
340 Fences (including pet systems)	and window mounting components

341  _____

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341 Fill in all blanks using one of the abbreviations listed below.

342 "OS" = Operating and Staying with the Property (any item that is performing its intended function).

343 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable Condition.

345 "NA" = Not applicable (any item not present).

346 "NS" = Not staying with the Property (item should be identified as "NS" below.)

347

348

349 N/A Air Conditioning Window Units, # _____

350 OS Air Conditioning Central System _____

351 OS Attic Fan _____

352 N/A Boat Dock, ID# _____

353 OS Ceiling Fan(s), # 3

354 N/A Central Vac and Attachments _____

355 N/A Closet Systems, Location _____

356 N/A Camera-Surveillance Equipment _____

357 N/A Doorbell / _____ Video Doorbell _____

358 N/A Electric Air Cleaner or Purifier _____

359 N/A Electric Car Charging Equipment _____

360 OS Exhaust Fan(s) – Baths _____

361 N/A Fences – Invisible & Controls _____

362 Fireplace(s), # N/A

363 Location #1 _____ Location #2 _____

364 _____ Chimney _____ Chimney

365 _____ Gas Logs _____ Gas Logs

366 _____ Gas Starter _____ Gas Starter

367 _____ Heat Re-circulator _____ Heat Re-circulator

368 _____ Insert _____ Insert

369 _____ Wood Burning _____ Wood Burning

370 _____ Other _____ Other

371 N/A Fountain(s) _____

372 N/A Furnace/Heat Pump/Other Heating System _____

373 N/A Garage Door Keyless Entry _____

374 EX N/A Garage Door Opener Unit(s), # _____

375 EX N/A Garage Door Remote(s), # _____

376 N/A Generator _____

377 N/A Humidifier _____

378 N/A Intercom _____

379 N/A Jetted Tub _____

380 KITCHEN APPLIANCES

381 Cooking Unit

382 EX Stove/Range

383 _____ ✓ Elec. _____ Gas _____ Convection

384 N/A Built-in Oven

385 _____ Elec. _____ Gas _____ Convection

386 _____ Cooktop ✓ Elec. _____ Gas

387 EX Range Exhaust Hood

388 N/A Microwave Oven

389 EX Dishwasher

390 EX Disposal

391 N/A Freezer

392 Location _____

393 EX Refrigerator (#1)

394 Location Kitchen

395 _____ Refrigerator (#2)

396 Location _____

397 N/A Trash Compactor

EX Laundry - Washer

EX Laundry - Dryer

✓ Elec. _____ Gas

MOUNTED Entertainment Equipment

N/A TV, Location _____

N/A TV, Location _____

✓ TV, Location _____

✓ TV, Location _____

✓ Speakers, Location _____

✓ Speakers, Location _____

✓ Other/Location _____

✓ Other/Location _____

✓ Other/Location _____

✓ Other/Location _____

N/A Outside Cooking Unit

EX Propane Tank

✓ Owned _____ Leased

N/A Security System - Cameras EX

✓ Owned _____ Leased

OS Smoke/Fire Detector(s), # _____

✓ Shed(s), # 1

N/A Spa/Hot Tub (SPA Rider Attached)

N/A Spa/Sauna

N/A Spa Equipment

N/A Sprinkler System (Lawn) Auto Timer

N/A Sprinkler System (Lawn) Back Flow Valve

N/A Sprinkler System (Lawn) Components & Controls

N/A Statuary/Yard Art

N/A Swing set/Playset

OS Sump Pump(s), # 1

N/A Swimming Pool (Swimming Pool Rider Attached)

N/A Swimming Pool Heater

N/A Swimming Pool Equipment

EX TV Antenna/Receiver/Satellite Dish

✓ Owned _____ Leased

OS Water Heater(s)

N/A Water Softener

N/A Water Purification System

✓ Owned _____ Leased

NA Wood Burning Stove

EX Yard Light

✓ Elec. _____ Gas

_____ Other _____

_____ Other _____

_____ Other _____

_____ Other _____

_____ Other _____

_____ Other _____

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Disclose any material information and describe any significant repairs, improvements or alterations to the Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports, invoices, notices or other documents describing or referring to the matters revealed herein:

Exterior siding of house + garage

The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # of pages).**

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

Jeanne F. Thompson 5/12/26

SELLER

DATE

SELLER

DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have Property examined by professional inspectors.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
5. I specifically represent there are no important representations concerning the condition or value of Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

BUYER

DATE

BUYER

DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of the Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised September 2025. All previous versions of this document may no longer be valid. Copyright January 2026.



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Land)

(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S
DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

10570 W. 3274
10570
Legals

SELLER (Indicate Marital Status): JOANNE F. THOMPSON (ASP)

LEGAL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum, or described below) S 25 T17 R24, ACRES 2.93 TR BEG 458.3 W SE/C

SW 4 W 282 N 463.4 E 282 S 463.4 TO POB LESS RO ROW AND

S 25 T17 R24, ACRES 53.8 E 1947 (S) S 2 SW 4 EXC TR BEG 458.3

W SE/C SW 4 W 282 N 463.4 E 282 S 463.4 TO POB LESS RO ROW

Approximate date SELLER purchased Property: -. Property is
currently zoned as Residential and Farm Homestead.

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.

2. NOTICE TO BUYER.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

3. WATER SOURCE.

- a. Is there a water source on or to the Property? Yes ☐ No ☐
☒ Public ☐ Private ☐ Well ☐ Cistern ☐ None ☐ Other _____
If well, state type _____ depth _____ diameter _____ age _____
Has water been tested? UNKN. Yes ☐ No ☐
b. Other water systems and their condition: _____
c. Is there a water meter on the Property? (2) Yes ☒ No ☐
d. Is there a rural water certificate? UNKN. Yes ☐ No ☐
e. Other applicable information: _____

If any of the answers in this section are "Yes", explain in detail or attach documentation: _____

4. GAS/ELECTRIC.

- a. Is there electric service on the Property? Yes ☒ No ☐
If "Yes", is there a meter? N/A ☐ Yes ☒ No ☐
b. Is there gas service on the Property? Yes ☒ No ☐
If "Yes", what is the source? TANK
c. Are you aware of any additional costs to hook up utilities? Yes ☐ No ☒
d. Other applicable information: _____

If any of the answers in this section are "Yes", explain in detail or attach documentation: _____

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52 **5. LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:**

- 53 a. The Property or any portion thereof being located in a flood zone, wetlands area or proposed
54 to be located in such as designated by FEMA which requires flood insurance? Yes ☐ No ☒
- 55 b. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
- 56 c. Any neighbors complaining Property causes drainage problems? Yes ☐ No ☒
- 57 d. The Property having had a stake survey? 1995 Yes ☒ No ☐
- 58 e. Any boundaries of the Property being marked in any way? Yes ☒ No ☐
- 59 f. Having an Improvement Location Certificate (ILC) for the Property? Yes ☐ No ☒
- 60 g. Any fencing/gates on the Property? Yes ☒ No ☐
- 61 If "Yes", does fencing/gates belong to the Property? Yes ☐ No ☒
- 62 h. Any encroachments, boundary line disputes, or non-utility
63 easements affecting the Property? Yes ☐ No ☐
- 64 i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability
65 problems that have occurred on the Property or in the immediate vicinity? Yes ☐ No ☒
- 66 j. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☒ No ☐
- 67 k. Other applicable information: _____

68
69 If any of the answers in this section are "Yes" explain in detail or attach all warranty information and
70 other documentation: Partial staked, partial fence.
71
72
73

74 **6. SEWAGE.**

- 75 a. Does the Property have any sewage facilities on or connected to it? Yes ☐ No ☐
- 76 If "Yes", are they:
- 77 ☐ Public Sewer ☐ Private Sewer ☒ Septic System ☐ Cesspool (2)
- 78 ☐ Lagoon ☐ Grinder Pump ☐ Other _____
- 79 If applicable, when last serviced? 5 years / 1 yr.
- 80 By whom? Bills Septic
- 81 Approximate location of septic tank and/or absorption field: West of small house,
82 North of lg home
- 83 Has Property had any surface or subsurface soil testing related to installation
84 of sewage facility? N/A ☐ Yes ☒ No ☒
- 85 b. Are you aware of any problems relating to the sewage facilities? Yes ☐ No ☒

86
87 If any of the answers in this section are "Yes", explain in detail or attach all warranty information and
88 other documentation: _____
89
90

91
92 **7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.**

93 (Check and complete applicable box(es))

- 94 a. Are there leasehold interests in the Property? Yes ☐ No ☒
- 95 If "Yes", complete the following:
- 96 Lessee is: _____
- 97 Contact number is: _____
- 98 Seller is responsible for: _____
- 99 Lessee is responsible for: _____
- 100 Split or Rent is: _____
- 101 Agreement between Seller and Lessee shall end on or before: _____
- 102 ☐ Copy of Lease is attached.

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- b. Are there tenant's rights in the Property? Yes ☐ No ☒
- If "Yes", complete the following:
- Tenant/Tenant Farmer is: _____
- Contact number is: _____
- Seller is responsible for: _____
- Tenant/Tenant Farmer is responsible for: _____
- Split or Rent is: _____
- Agreement between Seller and Tenant shall end on or before: _____
- ☐ **Copy of Agreement is attached.**
- c. Do additional leasehold interests or tenant's rights exist? Yes ☐ No ☒
- If "Yes", explain: _____

8. MINERAL RIGHTS (unless superseded by local, state or federal laws).

- ☒ Pass unencumbered with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: _____

9. WATER RIGHTS (unless superseded by local, state or federal laws).

- ☒ Pass unencumbered with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: _____

10. CROPS (planted at time of sale).

- ☒ Pass with the land to the Buyer.
- ☐ Remain with the Seller.
- ☐ Have been previously assigned as follows: _____

11. GOVERNMENT PROGRAMS.

- a. Are you currently participating, or do you intend to participate, in any government farm program? Yes ☐ No ☒
- b. Are you aware of any interest in all or part of the Property that has been reserved by previous owner or government action to benefit any other property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach documentation: _____

12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground storage tanks on or near Property? Yes ☐ No ☒
- b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)? Yes ☐ No ☒
- If "Yes", what is the location? _____
- c. Any previous environmental reports (e.g., Phase 1 Environmental reports)? Yes ☐ No ☒
- d. Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property? Yes ☐ No ☒
- e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)? Yes ☐ No ☒
- f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)? Yes ☐ No ☒

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- g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? Yes ☒ No ☐
h. Any other environmental conditions on the Property or adjacent properties? Yes ☐ No ☒
i. Any tests conducted on the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes" explain in detail or attach documentation:

One capped gas well west of west house, Adjacent property to north has a gas line.

13. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any violation of zoning, setbacks or restrictions, or non-conforming use? Yes ☐ No ☒
b. Any violation of laws or regulations affecting the Property? Yes ☐ No ☒
c. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
d. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
e. Any current/pending bonds, assessments, or special taxes that apply to the Property? Yes ☐ No ☒
f. Any burial grounds on the Property? Yes ☐ No ☒
g. Any abandoned wells on the Property? Yes ☒ No ☐
h. Any public authority contemplating condemnation proceedings? Yes ☐ No ☒
i. Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations? Yes ☐ No ☒
j. Any condition or proposed change in surrounding area or received any notice of such? Yes ☐ No ☒
k. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof? Yes ☐ No ☒
l. Any unrecorded interests affecting the Property? Yes ☐ No ☒
m. Anything that would interfere with passing clear title to the Buyer? Yes ☐ No ☒
n. The Property being subject to a right of first refusal? Yes ☐ No ☒
If "Yes", number of days required for notice: _____
o. The Property subject to a Homeowner's Association fee? Yes ☐ No ☒
p. Any other conditions that may materially and adversely affect the value or desirability of the Property? Yes ☐ No ☒
q. Any other condition that may prevent you from completing the sale of the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach documentation:

G. Water well on east side of west home.

14. UTILITIES. Identify the name and phone number for utilities listed below.

Electric Company Name: Energy Phone # _____
Gas Company Name: MFA Gas Phone # _____
Water Company Name: Rural Water #2 Phone # _____
Other: _____ Phone # _____

15. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? N/A ☐ Yes ☐ No ☒
If "Yes", list: _____

Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to factory settings.

The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or any list of additional changes. If attached, # _____ of pages).**

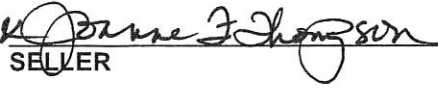
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CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

 5/12/26

SELLER DATE SELLER DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or Licensees concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have the Property examined by professional inspectors. Buyer assumes responsibility Property is suitable for their intended use.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the Property.
5. I specifically represent there are no important representations concerning the condition or value of the Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

BUYER DATE BUYER DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 10/21. All previous versions of this document may no longer be valid. Copyright January 2026.



SELLER'S DISCLOSURE AND
CONDITION OF PROPERTY ADDENDUM
(Residential)

SELLER (Indicate Marital Status): JOANNE F. THOMPSON (ASP)

PROPERTY: 10510 W. 327th St., Paola, KS. 66071

1. NOTICE TO SELLER.

Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information. If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated Lead Based Paint Disclosure Addendum.

2. NOTICE TO BUYER.

This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a warranty or representation by the Broker(s) or their licensees.

In the event the outside temperature does not permit safe inspection of the air conditioning, swimming pool, and/or lawn sprinkler systems (if applicable), BUYER waives such inspection and agrees to accept SELLER'S representation herein concerning the condition of the system(s) in lieu of inspection. BUYER understands all Brokers, their representatives, agents or employees have no personal knowledge concerning the condition of the system(s) on the Property. BUYER is relying solely upon the representations of the SELLER concerning the condition of said system(s). Notwithstanding the terms of any inspection provisions of this Contract, BUYER understands the system(s) on the Property cannot be tested without risk of damage to the system(s) during cold weather.

3. OCCUPANCY.

Approximate age of Property? 32 How long have you owned? 22
Does SELLER currently occupy the Property? Yes ☒ No ☐
If "No", how long has it been since SELLER occupied the Property? N/A years/months

☐ SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.

4. TYPE OF CONSTRUCTION. ☒ Conventional/Wood Frame ☐ Modular ☐ Manufactured
☐ Mobile ☐ Other _____

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND DISCLOSURE ALSO.) ARE YOU AWARE OF:

- a. Any fill or expansive soil on the Property? Yes ☐ No ☒
b. Any sliding, settling, earth movement, upheaval or earth stability problems on the Property? Yes ☐ No ☒
c. The Property or any portion thereof being located in a flood zone, wetlands area or **proposed** to be located in such as designated by FEMA which requires flood insurance? Yes ☐ No ☒
d. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
e. Any flood insurance premiums that you pay? Yes ☐ No ☒
f. Any need for flood insurance on the Property? Yes ☐ No ☒
g. Any boundaries of the Property being marked in any way? Yes ☒ No ☐
h. The Property having had a stake survey? Yes ☒ No ☐
i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property?.... Yes ☐ No ☒

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- j. Any fencing on the Property? Yes ☒ No ☐
If "Yes", does fencing belong to the Property? N/A ☐ Yes ☒ No ☐
k. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☒ No ☐
l. Any gas/oil wells, lines or storage facilities on Property or adjacent property? Yes ☒ No ☐
m. Any oil/gas leases, mineral, or water rights tied to the Property? *none to 3rd party* Yes ☐ No ☒
mineral rights run with the land

If any of the answers in this section are "Yes", explain in detail or attach other documentation: 1 - gas pipeline runs on adjacent property to the north.
1 - capped natural gas gas

6. ROOF.

- a. Approximate Age: 2 years ☐ Unknown Type: composition
b. Have there been any problems with the roof, flashing or rain gutters? Yes ☒ No ☐
If "Yes", what was the date of the occurrence? 2024 - 2025 leaks on South Side
c. Have there been any repairs to the roof, flashing or rain gutters? Yes ☒ No ☐
Date of and company performing such repairs 2024 / total roof
d. Has there been any roof replacement? Yes ☒ No ☐
If "Yes", was it: ☒ Complete or ☐ Partial
e. What is the number of layers currently in place? 1 layers or ☐ Unknown.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

7. INFESTATION. ARE YOU AWARE OF:

- a. Any termites or other wood destroying insects on the Property? Yes ☐ No ☒
b. Any other pests including rodents, bats or other nuisance wildlife? Yes ☐ No ☒
c. Any damage to the Property by wood destroying insects or other pests? Yes ☐ No ☒
d. Any termite, wood destroying insects or other pest control treatments on the Property in the last five (5) years? Yes ☐ No ☒
If "Yes", list company, when and where treated _____
e. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? Yes ☐ No ☒
If "Yes", the annual cost of service renewal is \$ _____ and the time remaining on the the service contract is _____.
(Check one) ☐ The treatment system stays with the Property or ☐ the treatment system is subject to removal by the treatment company if annual service fee is not paid.

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation:

8. STRUCTURAL, BASEMENT/CRAWL SPACE, FIREPLACE AND EXTERIOR ITEMS.
ARE YOU AWARE OF:

- a. Any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab? Yes ☐ No ☒
b. Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage? Yes ☐ No ☒
c. Any corrective action taken including, but not limited to piercing or bracing? Yes ☐ No ☒
d. Any water leakage or dampness in the house, crawl space or basement? Yes ☐ No ☒
e. Any dry rot, wood rot or similar conditions on the wood of the Property? Yes ☒ No ☐
f. Any problems with windows or exterior doors? Yes ☐ No ☒

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- g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes ☒ No ☐
- h. Any problems with fireplace including, but not limited to firebox, chimney, chimney cap and/or gas line? N/A ☒ Yes ☐ No ☒
- Date of any repairs, inspection(s) or cleaning? _____
- Date of last use? _____
- i. Does the Property have a sump pump? Yes ☒ No ☐
- If "Yes", location: Basement
- j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: e. Possible repair needed on exterior siding on North side.
h - front porch has crack

9. ADDITIONS AND/OR REMODELING.

- a. Are you aware of any additions, structural changes, or other material alterations to the Property? Yes ☐ No ☒
- If "Yes", explain in detail: _____
- b. If "Yes", were all necessary permits and approvals obtained, and was all work in compliance with building codes? N/A ☐ Yes ☒ No ☐
- If "No", explain in detail: _____

10. PLUMBING RELATED ITEMS.

- a. What is the drinking water source? ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ Other: _____
- If well water, state type _____ depth _____ diameter _____ age _____
- b. If the drinking water source is a well, has water been tested for safety? N/A ☒ Yes ☒ No ☐
- If "Yes", when was the water last checked for safety? _____ (attach test results)
- c. Is there a water softener on the Property? Yes ☐ No ☒
- If "Yes", is it: ☐ Leased ☐ Owned?
- d. Is there a water purifier system? Yes ☐ No ☒
- If "Yes", is it: ☐ Leased ☐ Owned?
- e. What type of sewage system serves the Property? ☐ Public Sewer ☐ Private Sewer
- ☒ Septic System, Number of Tanks 2 ☐ Cesspool ☐ Lagoon ☐ Other _____
- f. Approximate location of septic tank and/or absorption field: North of house
- g. The location of the sewer line clean out trap is: North of house
- h. Is there a sewage pump on the septic system? N/A ☐ Yes ☐ No ☒
- i. Is there a grinder pump system? Yes ☐ No ☒
- j. If there is a privately owned system, when was the septic tank, cesspool, or sewage system last serviced? 5 yrs By whom? Bill's Septic
- k. Is there a lawn sprinkler system? Yes ☐ No ☒
- Does lawn sprinkler system cover full yard and landscaped areas? N/A ☐ Yes ☐ No ☐
- If "No", explain in detail: _____
- Month and year of last use: _____ Month and year of last service: _____
- l. Is there a swimming pool on the property? Yes ☐ No ☒
- If "Yes" the Seller's Disclosure Swimming Pool-SPA Rider must be attached.
- m. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related systems? Yes ☐ No ☒
- n. Type of plumbing material currently used in the Property (check all that apply):
- ☒ Copper ☐ Galvanized ☐ PVC ☐ PEX ☐ Polybutylene ☐ Unknown ☐ Other _____
- The location of the main water shut-off is: Basement - West Side on South wall
- o. Is there a back flow prevention device on the lawn sprinkling system, sewer or pool? unknown N/A ☐ Yes ☐ No ☐

If your answer to (m) in this section is "Yes", explain in detail or attach available documentation: _____

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11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? Yes ☒ No ☐
☒ Central Electric ☐ Central Gas ☐ Heat Pump ☐ Window Unit(s)
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
1. 5 ✓ East Side Buckner 9/25
2. _____
Are you currently using the air conditioning system(s) Yes ☒ No ☐
If "No", date of last use: _____
b. Does the Property have heating systems? Yes ☒ No ☐
☐ Electric ☐ Fuel Oil ☐ Natural Gas ☒ Heat Pump ☒ Propane
☐ Fuel Tank ☐ Other _____
Unit Age of Unit Leased Owned Location Last Date Serviced/By Whom?
1. 3 ✓ Basement Trane 1/2026
2. _____
Are you currently using the heating system(s) Yes ☒ No ☐
c. If "No", date of last use: _____
Are there rooms without heat or air conditioning? Yes ☐ No ☒
If "Yes", which room(s)? _____
d. Does the Property have a water heater? Yes ☒ No ☐
☐ Electric ☒ Gas ☐ Solar ☐ Tankless
Unit Age of Unit Leased Owned Location Capacity Last Date Serviced/By Whom?
1. Basement 40G MFA Oil
2. _____
e. Are you aware of any problems regarding these items? Yes ☐ No ☒
If "Yes", explain in detail: _____

12. ELECTRICAL SYSTEM.

- a. Type of material used: ☐ Copper ☐ Aluminum ☐ Unknown
b. Type of electrical panel(s): ☒ Breaker ☐ Fuse
Location of electrical panel(s): Basement Office East Wall
Size of electrical panel(s) (total amps), if known: _____
c. Are you aware of any problem with the electrical system? Yes ☐ No ☒
If "Yes", explain in detail: _____

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? Yes ☐ No ☒
b. Any landfill on the Property? Yes ☐ No ☒
c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes ☐ No ☒
d. Any contamination with radioactive or other hazardous material? Yes ☐ No ☒
e. Any testing for any of the above-listed items on the Property? Yes ☐ No ☒
f. Any professional testing for radon on the Property? Yes ☐ No ☒
g. Any professional mitigation system for radon on the Property? Yes ☐ No ☒
h. Any professional testing/mitigation for mold on the Property? Yes ☐ No ☒
i. Any other environmental issues? Yes ☐ No ☒
j. Any controlled substances ever manufactured on the Property? Yes ☐ No ☒
k. Any methamphetamine ever manufactured on the Property? Yes ☐ No ☒
(In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation: _____

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14. TAXES, NEIGHBORHOOD & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:

- a. The Property located outside of city limits? Yes ☒ No ☐
 Any current/pending bonds, assessments, or special taxes that apply to Property? Yes ☐ No ☒
 If "Yes", what is the amount? \$ _____
 b. Any tax credits or a tax freeze? Yes ☐ No ☒
 c. The Property being subject to tax abatement? Yes ☐ No ☒
 d. Any condition or proposed change in your neighborhood or surrounding area or having received any notice of such? Yes ☐ No ☒
 e. Any defect, damage, proposed change or problem with any common elements or common areas? Yes ☐ No ☒
 f. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
 g. Any streets that are privately owned? Yes ☐ No ☒
 h. The Property being in a historic, conservation or special review district that requires any alterations or improvements to the Property be approved by a board or commission? Yes ☐ No ☒
 i. The Property being subject to a right of first refusal? Yes ☐ No ☒
 If "Yes", number of days required for notice: _____
 j. The Property being subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
 k. Any violations of such covenants and restrictions? N/A ☒ Yes ☐ No ☐
 l. The Homeowner's Association imposing its own transfer fee and/or initiation fee when the Property is sold? N/A ☒ Yes ☐ No ☐
 If "Yes", what is the amount? \$ _____
 m. The Property being subject to a Homeowners Association fee? Yes ☐ No ☒
 If "Yes", Homeowner's Association dues are paid in full until _____ in the amount of \$ _____ payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to: _____ and such includes: _____
 Homeowner's Association/Management Company contact name, phone number, website, or email address: _____
 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes ☐ No ☒

If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:

15. PREVIOUS INSPECTION REPORTS.

- Has Property been inspected in the last twelve (12) months? Yes ☐ No ☒
 If "Yes", a copy of inspection report(s) are available upon request.

16. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any of the following?
☐ Party walls ☐ Common areas ☐ Easement Driveways Yes ☐ No ☒
 b. Any fire damage to the Property? Yes ☐ No ☒
 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes ☐ No ☒
 d. Any violations of laws or regulations affecting the Property? Yes ☐ No ☒
 e. Any other conditions that may materially affect the value or desirability of the Property? Yes ☐ No ☒
 f. Any other condition, including but not limited to financial, that may prevent you from completing the sale of the Property? Yes ☐ No ☒
 g. Any animals or pets residing in the Property during your ownership? Yes ☒ No ☐
 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes ☐ No ☒
 i. Missing keys for any exterior doors, including garage doors to the Property? Yes ☒ No ☐
 List locks without keys Garage Doors
 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes ☐ No ☒
 k. Any unrecorded interests affecting the Property? Yes ☐ No ☒

SELLER Initials BUYER Initials
 SELLER BUYER

- l. Anything that would interfere with giving clear title to the BUYER? Yes ☐ No ☒
- m. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- n. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- o. Any added insulation since you have owned the Property? Yes ☐ No ☒
- p. Having replaced any appliances that remain with the Property in the past five (5) years? Yes ☐ No ☒
- q. Any transferable warranties on the Property or any of its components? Unknown Yes ☐ No ☐
- r. Having made any insurance or other claims pertaining to the Property in the past five (5) years? Yes ☐ No ☒
If "Yes", were repairs from claim(s) completed? N/A ☐ Yes ☐ No ☐
- s. Any use of synthetic stucco on the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail: _____

17. UTILITIES. Identify the name and phone number for utilities listed below.

Electric Company Name: Evergy Phone # _____
Gas Company Name: MFA #1 Phone # _____
Water Company Name: RWD #2 Phone # _____
Trash Company Name: Ecowaste formerly Gardner Disposal Phone # 817-913-856-3851
Other: _____ Phone # _____
Other: _____ Phone # _____

18. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? N/A ☐ Yes ☐ No ☐
If "Yes" list: Thermostat, Sound system in ~~the~~ ~~basin~~ ~~an~~ outbuilding,

Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

Attached shelves, racks, towel bars	Fireplace grates, screens, glass doors
Attached lighting	Mounted entertainment brackets
Attached floor coverings	Plumbing equipment and fixtures
Bathroom vanity mirrors, attached or hung	Storm windows, doors, screens
Fences (including pet systems)	Window blinds, curtains, coverings and window mounting components

QS Initials
SELLER SELLER

Initials _____
BUYER BUYER

341 Fill in all blanks using one of the abbreviations listed below.

342 "OS" = Operating and Staying with the Property (any item that is performing its intended function).

343 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
344 Condition.

345 "NA" = Not applicable (any item not present).

346 "NS" = Not staying with the Property (item should be identified as "NS" below.)

347

348

349 OS Air Conditioning Window Units, #

350 OS Air Conditioning Central System

351 OS Attic Fan

352 N/A Boat Dock, ID#

353 OS Ceiling Fan(s), # 9

354 N/A Central Vac and Attachments

355 N/A Closet Systems, Location

356 EX Camera-Surveillance Equipment

357 EX Doorbell / Video Doorbell

358 N/A Electric Air Cleaner or Purifier

359 N/A Electric Car Charging Equipment

360 OS Exhaust Fan(s) – Baths

361 N/A Fences – Invisible & Controls

362 Fireplace(s), # 0

363 Location #1 Location #2

364 Chimney Chimney

365 Gas Logs Gas Logs

366 Gas Starter Gas Starter

367 Heat Re-circulator Heat Re-circulator

368 Insert Insert

369 Wood Burning Wood Burning

370 Other Other

371 N/A Fountain(s)

372 OS Furnace/Heat Pump/Other Heating System

373 OS Garage Door Keyless Entry

374 OS Garage Door Opener Unit(s), # 1

375 OS Garage Door Remote(s), # 1 for South Side

376 N/A Generator

377 OS Humidifier

378 N/A Intercom

379 N/A Jetted Tub

380 KITCHEN APPLIANCES

381 Cooking Unit

382 OS Stove/Range

383 Elec. Gas Convection

384 Built-in Oven

385 Elec. Gas Convection

386 Cooktop Elec. Gas

387 Range Exhaust Hood

388 Microwave Oven

389 OS Dishwasher

390 OS Disposal

391 NS Freezer Garage

392 Location Garage

393 OS Refrigerator (#1)

394 Location Kitchen

395 N/A Refrigerator (#2)

396 Location

397 N/A Trash Compactor

OS Laundry - Washer

OS Laundry - Dryer

✓ Elec. Gas

MOUNTED Entertainment Equipment

OS TV, Location outbuilding

NS TV, Location Office

 TV, Location

 TV, Location

EX Speakers, Location Garage

EX Speakers, Location

 Other/Location

 Other/Location

 Other/Location

 Other/Location

NS Outside Cooking Unit

OS Propane Tank

 Owned Leased

N/A Security System

 Owned Leased

OS Smoke/Fire Detector(s), #

N/A Shed(s), #

N/A Spa/Hot Tub (SPA Rider Attached)

N/A Spa/Sauna

N/A Spa Equipment

N/A Sprinkler System (Lawn) Auto Timer

N/A Sprinkler System (Lawn) Back Flow Valve

N/A Sprinkler System (Lawn) Components & Controls

NS Statuary/Yard Art

N/A Swing set/Playset

OS Sump Pump(s), # 1

N/A Swimming Pool (Swimming Pool Rider Attached)

N/A Swimming Pool Heater

N/A Swimming Pool Equipment

N/A TV Antenna/Receiver/Satellite Dish

 Owned Leased

OS Water Heater(s)

N/A Water Softener

N/A Water Purification System

 Owned Leased

N/A Wood Burning Stove

OS Yard Light

 Elec. Gas

 Other

 Other

 Other

 Other

 Other

 Other

OS Initials
SELLER SELLER

Initials
BUYER BUYER

Disclose any material information and describe any significant repairs, improvements or alterations to the Property not fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports, invoices, notices or other documents describing or referring to the matters revealed herein:

Minor Repairs to exterior siding & exterior painting - got estimate for new siding was \$34,000. Painter mudded & tried to repair worn siding cedar siding

The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # of pages).**

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

Barbara Thompson 5/12/26
SELLER DATE SELLER DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have Property examined by professional inspectors.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
5. I specifically represent there are no important representations concerning the condition or value of Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

BUYER DATE BUYER DATE

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LEAD BASED PAINT DISCLOSURE ADDENDUM
Disclosure of Information on Lead-Based Paint and/or
Lead-Based Paint Hazards

1 SELLER: JOANNE F. THOMPSON (ASP)

2
3 PROPERTY: 10520 W. 32ND ST., Paola Ks. 66071

4
5 **Lead Warning Statement:**

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

15
16 **Seller's Disclosure (Initial applicable lines)**

17 a. [Signature] **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED**
18 **PAINT HAZARDS: (check one below)**

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

21 ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

22
23 b. [Signature] **RECORDS AND REPORTS AVAILABLE TO THE SELLER:**
24 **(check one below)**

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

28 ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based
29 paint hazards in the housing.

30
31 **Buyer's Acknowledgment (Initial applicable lines)**

32 c. _____ **BUYER HAS RECEIVED** copies of records and reports pertaining to lead-
33 based paint and/or lead-based paint hazards in the housing listed above.

34 _____ **BUYER HAS NOT RECEIVED** any copies of records and reports
35 pertaining to lead-based paint and/or lead based paint hazards in the
36 housing listed above.

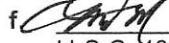
37 d. _____ **BUYER HAS RECEIVED THE PAMPHLET:**
38 **"Protect Your Family from Lead in Your Home"**

39 e. _____ **BUYER HAS: (Check one below)**

40 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment
41 or inspection for the presence of lead-based paint or lead-based paint hazards; or

42 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of
43 lead-based paint and/or lead-based paint hazards.

Licensee's Acknowledgment: (initial or enter N/A if not applicable)

f.  Licensee assisting Seller has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

g. _____ Licensee assisting Buyer has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d 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, the information they have provided is true and accurate.

**CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,
THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.
IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

	5/12/26	_____	_____
SELLER	DATE	BUYER	DATE

_____	_____	_____	_____
SELLER	DATE	BUYER	DATE

	5.12.26	_____	_____
LICENSEE ASSISTING SELLER	DATE	LICENSEE ASSISTING BUYER	DATE



WASTEWATER SYSTEM ADDENDUM

SELLER: JOANNE F. THOMPSON (ASP)

BUYER: _____

PROPERTY: 10520 W. 327th St., PAOLA Ks. 66071

The Property which is the subject of this Contract is not connected to a municipal or public sewer system. Sewage disposal is accomplished with an onsite wastewater system or similar installation. Wastewater systems may be subject to local, state and federal regulation. Installations which were proper at the time of original construction may not comply with governmental regulations which have been enacted since that time. **It is recommended that BUYER check with lender and/or local government authority regarding wastewater system inspection.**

Lenders are becoming more sensitive to environmental regulations, and it should be anticipated the BUYER'S financing may be conditioned upon proof that the wastewater system meets current regulatory requirements.

Even if a wastewater system inspection is not required by lender or local government, BUYER is advised to consider an independent inspection of the wastewater system.

In the event proof of regulatory compliance of the wastewater system is required by a lender, or is sought for any other reason, and it is determined the system does not comply, it may be necessary to bring the system into compliance. Significant expense may be involved.

The cost of locating, uncovering and recovering any access panels or lid(s) to the wastewater system(s), if needed, for purposes of this inspection will be paid by: (**Check One**) ☒ SELLER ☐ BUYER ☐ Not applicable

The cost of pumping the septic tank(s), if needed, for purposes of this inspection will be paid by: (**Check One**) ☐ SELLER ☒ BUYER ☐ Not applicable

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Joanne F. Thompson x 5/12/26
SELLER _____ DATE BUYER _____ DATE _____

SELLER _____ DATE BUYER _____ DATE _____

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WASTEWATER SYSTEM ADDENDUM

1 SELLER: JOANNE F. THOMPSON (ASP)

2 BUYER: _____

3
4 PROPERTY: 10510 W. 327th St., Paola Ks. 66071

5
6
7 The Property which is the subject of this Contract is not connected to a municipal or public sewer system. Sewage
8 disposal is accomplished with an onsite wastewater system or similar installation. Wastewater systems may be
9 subject to local, state and federal regulation. Installations which were proper at the time of original construction may
10 not comply with governmental regulations which have been enacted since that time. **It is recommended that**
11 **BUYER check with lender and/or local government authority regarding wastewater system inspection.**

12
13 Lenders are becoming more sensitive to environmental regulations, and it should be anticipated the BUYER'S
14 financing may be conditioned upon proof that the wastewater system meets current regulatory requirements.

15
16 Even if a wastewater system inspection is not required by lender or local government, BUYER is advised to consider
17 an independent inspection of the wastewater system.

18
19 **In the event proof of regulatory compliance of the wastewater system is required by a lender, or is sought**
20 **for any other reason, and it is determined the system does not comply, it may be necessary to bring the**
21 **system into compliance. Significant expense may be involved.**

22
23 The cost of locating, uncovering and recovering any access panels or lid(s) to the wastewater system(s), if needed,
24 for purposes of this inspection will be paid by: (Check One) ☒ SELLER ☐ BUYER ☐ Not applicable

25
26 The cost of pumping the septic tank(s), if needed, for purposes of this inspection will be paid by:
27 (Check One) ☐ SELLER ☒ BUYER ☐ Not applicable

28
29
30 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS**
31 **DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
32 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

33
34
35 Joanne F. Thompson 5/12/26
36 SELLER DATE BUYER DATE

37
38
39
40 SELLER DATE BUYER DATE

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