

# PROPERTY INFORMATION PACKET | THE DETAILS



3530 W. 93<sup>rd</sup> St. N. & Add 18.57 +/- Acre Lot | Valley  
Center, KS 67147

AUCTION: Saturday, October 10<sup>th</sup>, 2020 @ 10:00 AM

12041 E. 13th St. N., Wichita, KS, 67206  
316.867.3600 • 800.544.4489  
[www.McCurdyAuction.com](http://www.McCurdyAuction.com)



**McCurdy**  
AUCTION  
REAL ESTATE SPECIALISTS

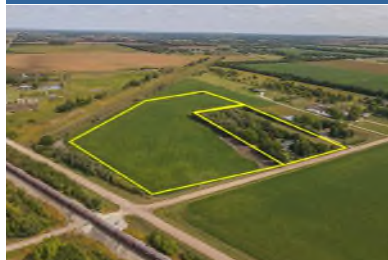


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The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Auction, LLC. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or McCurdy was obtained from a variety of sources and seller and McCurdy have not made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid.

## ALL FIELDS CUSTOMIZABLE



**MLS #** 586709  
**Status** Active  
**Contingency Reason**  
**Area** 701  
**Address** 3530 W 93RD ST N  
**City** Valley Center  
**Zip** 67147  
**Asking Price** \$0  
**Picture Count** 36



## KEYWORDS

<b>AG Bedrooms</b>	5	<b>Approx. AGLA</b>	2910
<b>Total Bedrooms</b>	5.00	<b>AGLA Source</b>	Court House
<b>AG Full Baths</b>	3	<b>Approx. BFA</b>	382.00
<b>AG Half Baths</b>	0	<b>BFA Source</b>	Measured
<b>Total Baths</b>	3	<b>Approx. TFLA</b>	3,292
<b>Garage Size</b>	1	<b>Lot Size/SqFt</b>	225205
<b>Basement</b>	Yes - Partially Finished	<b>Number of Acres</b>	5.17
<b>Levels</b>	2 Story		
<b>Approximate Age</b>	51 - 80 Years		
<b>Acreage</b>	5.01 - 10 Acres		

## GENERAL

<b>List Agent - Agent Name and Phone</b>	BRADEN MCCURDY - OFF: 316-683-0612	<b>Master Bedroom Level</b>	Upper
<b>List Office - Office Name and Phone</b>	McCurdy Auction, LLC - OFF: 316-867-3600	<b>Master Bedroom Dimensions</b>	21.7 x 13.1
<b>Co-List Agent - Agent Name and Phone</b>		<b>Master Bedroom Flooring</b>	Carpet
<b>Co-List Office - Office Name and Phone</b>		<b>Living Room Level</b>	Main
<b>Showing Phone</b>	1-800-301-2055	<b>Living Room Dimensions</b>	21.9 x 13.4
<b>Year Built</b>	1945	<b>Living Room Flooring</b>	Carpet
<b>Parcel ID</b>	20173-036-24-0-33-00-005.00 01	<b>Kitchen Level</b>	Main
<b>School District</b>	Valley Center Pub School (USD 262)	<b>Kitchen Dimensions</b>	15 x 9.7
<b>Elementary School</b>	Abilene	<b>Kitchen Flooring</b>	Carpet
<b>Middle School</b>	Valley Center	<b>Room 4 Type</b>	Dining Room
<b>High School</b>	Valley Center	<b>Room 4 Level</b>	Main
<b>Subdivision</b>	NONE LISTED ON TAX RECORD	<b>Room 4 Dimensions</b>	8.2 x 11.1
<b>Legal</b>	BEG 1490 FT E SW COR SW1/4 N 670.8 FT W 351.25 FT S 670.8 FT E 351.25 FT TO BEG SEC 24-25-1W 5.41A	<b>Room 4 Flooring</b>	Carpet
<b>List Date</b>	7/10/2020	<b>Room 5 Type</b>	Bedroom
<b>Display Address</b>	Yes	<b>Room 5 Level</b>	Upper
<b>Sub-Agent Comm</b>	0	<b>Room 5 Dimensions</b>	13.11 x 11.1
<b>Buyer-Broker Comm</b>	3	<b>Room 5 Flooring</b>	Carpet
<b>Transact Broker Comm</b>	3	<b>Room 6 Type</b>	Bedroom
<b>Variable Comm</b>	Non-Variable	<b>Room 6 Level</b>	Upper
<b>Days On Market</b>	80	<b>Room 6 Dimensions</b>	15.7 x 10.5
<b>Input Date</b>	9/15/2020 12:37 PM	<b>Room 6 Flooring</b>	Carpet
<b>Update Date</b>	9/28/2020	<b>Room 7 Type</b>	Bedroom
<b>Status Date</b>	9/15/2020	<b>Room 7 Level</b>	Upper
<b>Price Date</b>	9/15/2020	<b>Room 7 Dimensions</b>	14.10 x 11.5
		<b>Room 7 Flooring</b>	Carpet
		<b>Room 8 Type</b>	Bedroom
		<b>Room 8 Level</b>	Upper
		<b>Room 8 Dimensions</b>	12.3 x 12.3
		<b>Room 8 Flooring</b>	Carpet
		<b>Room 9 Type</b>	Family Room
		<b>Room 9 Level</b>	Main
		<b>Room 9 Dimensions</b>	25.1 x 19.7
		<b>Room 9 Flooring</b>	Tile
		<b>Room 10 Type</b>	Bonus Room
		<b>Room 10 Level</b>	Main
		<b>Room 10 Dimensions</b>	11 x 10.1
		<b>Room 10 Flooring</b>	Carpet
		<b>Room 11 Type</b>	Rec. Room
		<b>Room 11 Level</b>	Basement
		<b>Room 11 Dimensions</b>	29 x 13.2
		<b>Room 11 Flooring</b>	Other

Room 12 Type	Laundry
Room 12 Level	Main
Room 12 Dimensions	10 x 6.3
Room 12 Flooring	Carpet

## DIRECTIONS

**Directions** (Valley Center) N. 24th St. W. & W. 93rd St. N. - West to Home.

## FEATURES

### ARCHITECTURE

Traditional

### EXTERIOR CONSTRUCTION

Frame w/Less than 50% Mas

### ROOF

Composition

### LOT DESCRIPTION

Irregular

Wooded

### FRONTAGE

Unpaved Frontage

### EXTERIOR AMENITIES

Ag Outbuilding(s)

Antenna

Covered Patio

Fence-Chain

Guttering

Horses Allowed

RV Parking

Security Light

Storm Door(s)

Outbuildings

### GARAGE

Attached

### FLOOD INSURANCE

Unknown

### UTILITIES

Septic

Private Water

### BASEMENT / FOUNDATION

Partial

Day Light

Crawl Space

### BASEMENT FINISH

Bsmt Rec/Family Room

### COOLING

Central

Electric

### HEATING

Forced Air

Electric

### DINING AREA

Kitchen/Dining Combo

Living/Dining Combo

### FIREPLACE

Three+

Living Room

Family Room

Rec Room/Den

Woodburning

### KITCHEN FEATURES

Electric Hookup

### APPLIANCES

Dishwasher

Disposal

### MASTER BEDROOM

Master Bdrm on Sep. Floor

### AG OTHER ROOMS

Bonus Room

Family Room-Main Level

Mud Room

### LAUNDRY

Main Floor

220-Electric

### INTERIOR AMENITIES

Fireplace Doors/Screens

Security System

Window Coverings-All

### POSSESSION

At Closing

### PROPOSED FINANCING

Other/See Remarks

### WARRANTY

No Warranty Provided

### OWNERSHIP

Individual

### PROPERTY CONDITION REPORT

Yes

### DOCUMENTS ON FILE

Ground Water

Lead Paint

Sellers Prop. Disclosure

### SHOWING INSTRUCTIONS

Appt Req-Call Showing #

### LOCKBOX

Combination

### TYPE OF LISTING

Excl Right w/o Reserve

### AGENT TYPE

Sellers Agent

## FINANCIAL

Assumable Y/N	No
Currently Rented Y/N	No
Rental Amount	
General Property Taxes	\$3,252.54
General Tax Year	2019
Yearly Specials	\$7.80
Total Specials	\$2,019.00

HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Home Warranty Purchased	Unknown
Earnest \$ Deposited With	Security 1st Title



## MARKETING REMARKS

**Marketing Remarks** This property is offered by Braden McCurdy with McCurdy Auction, LLC. Office: 316-867-3600 Email: bmcurdy@mccurdyauction.com **ONSITE REAL ESTATE AUCTION ON SATURDAY, OCTOBER 10TH, 2020 AT 10:00 AM.** **CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE.** NO MINIMUM, NO RESERVE!!! Wonderful opportunity to purchase a 3,292 +/- Sq. Ft. Home on 5.17 +/- acres regardless of price in Valley Center!!! The home boasts 5+ bedrooms and 3 full bathrooms. This property is also being offered "High Bidders Choice" with the adjacent 18.57 +/- acre lot. Enjoy your own private oasis on over five acres surrounded by lush trees. There is an attached one-car garage, front porch, and sidewalk leading to your detached 58 x 30 garage/shop with an overhead door. There is also a 122 x 24 farm utility building, and a 20 x 14 storage shed. The home uses a well and septic system. Per the sellers, the CH/CA unit is approximately two years old and the roof is Tamko Heritage laminated asphalt shingles that are approximately five years old. As you enter the home, you will see the large living room with a built-in desk, built-in shelving, and a wood-burning fireplace. Next to the living room is the massive family room with walls of windows and a floor to ceiling wood-burning fireplace. The kitchen/dining area has lots of cabinetry and includes the dishwasher. The main floor also provides a full bathroom with a walk-in shower, a bonus room, a laundry room, and a mud room. Head upstairs to the second floor to find the spacious primary bedroom, two full bathrooms, and four additional bedrooms. There is a sitting room that could be used as a sixth bedroom. The possibilities are endless with this space. The partial basement has a rec/family room with a wood-burning fireplace and tons of additional storage space. \*Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The real estate will be open for previewing one hour prior to the real estate auction, or by scheduled appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$15,000.

## AUCTION

<b>Type of Auction Sale</b>	Absolute	<b>Method of Auction</b>	Live w/Online Bidding
<b>Auction Location</b>	ONSITE	<b>Auction Offering</b>	Real Estate Only
<b>Auction Date</b>	10/10/2020	<b>Auction Start Time</b>	10:00 AM
<b>Broker Registration Req</b>	Yes	<b>Buyer Premium Y/N</b>	Yes
<b>Premium Amount</b>	0.10	<b>Earnest Money Y/N</b>	Yes
<b>Earnest Amount %/\$</b>	15,000.00	<b>1 - Open for Preview</b>	Yes
<b>1 - Open/Preview Date</b>	10/10/2020	<b>1 - Open Start Time</b>	9:00 AM
<b>1 - Open End Time</b>	10:00 AM		

## TERMS OF SALE

Terms of Sale

## PERSONAL PROPERTY

Personal Property

## ADDITIONAL PICTURES





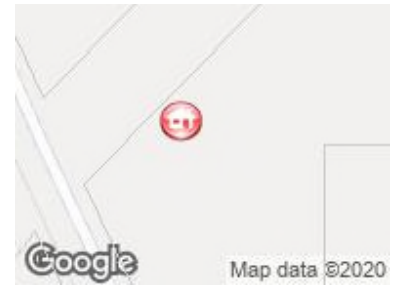
**DISCLAIMER**

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## ALL FIELDS CUSTOMIZABLE



**MLS #** 586738  
**Class** Land  
**Property Type** Farm  
**County** Sedgwick  
**Area** 701  
**Address** 18.57 +/- Acres at 93rd St. & West St.  
**Address 2**  
**City** Valley Center  
**State** KS  
**Zip** 67147  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$0  
**For Sale/Auction/For Rent** Auction  
**Associated Document Count** 0



## GENERAL

<b>List Agent - Agent Name and Phone</b>	BRADEN MCCURDY - OFF: 316-683-0612	<b>List Date</b>	7/10/2020
<b>List Office - Office Name and Phone</b>	McCurdy Auction, LLC - OFF: 316-867-3600	<b>Realtor.com Y/N</b>	Yes
<b>Co-List Agent - Agent Name and Phone</b>		<b>Display on Public Websites</b>	Yes
<b>Co-List Office - Office Name and Phone</b>		<b>Display Address</b>	Yes
<b>Showing Phone</b>	1-800-301-2055	<b>VOW: Allow AVM</b>	Yes
<b>Zoning Usage</b>	Rural	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Parcel ID</b>	11315-165	<b>Sub-Agent Comm</b>	0
<b>Number of Acres</b>	18.57	<b>Buyer-Broker Comm</b>	3
<b>Price Per Acre</b>		<b>Transact Broker Comm</b>	3
<b>Lot Size/SqFt</b>	808909	<b>Variable Comm</b>	Non-Variable
<b>School District</b>	Valley Center Pub School (USD 262)	<b>Virtual Tour Y/N</b>	
<b>Elementary School</b>	Abilene		
<b>Middle School</b>	Valley Center		
<b>High School</b>	Valley Center		
<b>Subdivision</b>	MNONE		
<b>Legal</b>	THAT PT S 1193.38 FT W 1490 FT SW1/4 LY S & E OF FLDWAY & E OF ATSF ROW EXC WLY 100 FT & EXC S 670.8		

## DIRECTIONS

**Directions** (Valley Center) N. 24th St. W. & W. 93rd St. N. - West to Home.

## FEATURES

<b>SHAPE / LOCATION</b> Irregular	<b>IMPROVEMENTS</b> None	<b>FLOOD INSURANCE</b> Unknown	<b>LOCKBOX</b> None
<b>TOPOGRAPHIC</b> Level	<b>OUTBUILDINGS</b> None	<b>SALE OPTIONS</b> None	<b>AGENT TYPE</b> Sellers Agent
<b>PRESENT USAGE</b> Tillable	<b>MISCELLANEOUS FEATURES</b> Mineral Rights Included	<b>EXISTING FINANCING</b> Other/See Remarks	<b>OWNERSHIP</b> Individual
<b>ROAD FRONTAGE</b> Dirt County	<b>DOCUMENTS ON FILE</b> Aerial Photos Ground Water Addendum Photographs Sellers Prop. Disclosure	<b>PROPOSED FINANCING</b> Other/See Remarks	<b>TYPE OF LISTING</b> Excl Right w/o Reserve
<b>UTILITIES AVAILABLE</b> Other/See Remarks		<b>POSSESSION</b> At Closing	<b>BUILDER OPTIONS</b> Open Builder
		<b>SHOWING INSTRUCTIONS</b> Call Showing #	

## FINANCIAL

<b>Assumable Y/N</b>	No
<b>General Taxes</b>	\$122.59
<b>General Tax Year</b>	2019
<b>Yearly Specials</b>	\$0.00
<b>Total Specials</b>	\$0.00
<b>HOA Y/N</b>	No
<b>Yearly HOA Dues</b>	
<b>HOA Initiation Fee</b>	



Earnest \$ Deposited With 15,000.00

## MARKETING REMARKS

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## AUCTION

<b>Auction Date</b>	10/10/2020	<b>Auction Location</b>	ONSITE
<b>Auction Offering</b>	Real Estate Only	<b>Auction Start Time</b>	10:00 AM
<b>1 - Open for Preview</b>	Yes	<b>1 - Open End Time</b>	10:00 AM
<b>Broker Reg Deadline</b>	10/09/2020 by 5:00 PM	<b>Broker Registration Req</b>	Yes
<b>Buyer Premium Y/N</b>	Yes		

## TERMS OF SALE

Terms of Sale

## PERSONAL PROPERTY

Personal Property

## ADDITIONAL PICTURES



## DISCLAIMER

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## Seller's Property Disclosure

(To be completed by Seller)

**This report supersedes any list appearing in the MLS**

**Property Address:** 3530 W. 93rd St. N. & Additional Lot - Valley Center, KS 67147

**Seller:** Condon

**Date of Purchase:** 1971

**Message to the Seller:** This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

**Instructions:** (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

**By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.**

**Message to the Buyer:** Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

**Instructions:** (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

**THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).**

### PART I

APPLIANCES					ELECTRICAL						
		TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.			TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.
None	Does Not Transfer	Working	Not Working	Don't Know		None	Does Not Transfer	Working	Not Working	Don't Know	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke/Fire Detectors	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Light Fixtures <i>(2 ceiling lites, DR)</i>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches/Outlets	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Range (Circle One) <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Vent Fan(s)	
					Built in (Circle One) <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Telephone Wiring/Blocks/Jacks	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range Hood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door Bell	
					Vented Outside (Circle One) <input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Washer	# of Remotes: <u>2?</u>		Keypad Entry: (Circle One) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum Wiring	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copper Wiring	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Attached Gas Grill			<input checked="" type="checkbox"/>		Service Panel Total Amps	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security System	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____					(Circle One) <input type="checkbox"/> Own <input type="checkbox"/> Rent/Financed	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____					<u>ADT</u> Company	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	Comments:					
Comments:											

BUYER'S INITIALS: \_\_\_\_\_

Pg 1 of 7

SELLER'S INITIALS: she wme

☐ N360 ☐ 01100 ☐ 82P

**Instant  
forms**

WATER/SEWAGE SYSTEMS (See Part II Also)					HEATING & COOLING SYSTEMS				
TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.	TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.				
None Does Not Transfer	Working Not Working Don't Know		None Does Not Transfer	Working Not Working Don't Know					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Sewage Systems			<input type="checkbox"/>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Sump Pump			<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Backup Sump Pump/Battery			<input type="checkbox"/>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Plumbing			<input type="checkbox"/>				
		Type			<input type="checkbox"/>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Water Heater (Circle One) <input checked="" type="checkbox"/> Elect <input type="checkbox"/> Gas			<input type="checkbox"/>				
		Size & Age			<input type="checkbox"/>				
		50 gal / 5 yrs			<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Instant Hot Water			<input type="checkbox"/>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Water Softener			<input type="checkbox"/>				
		(Circle One) <input type="checkbox"/> Own <input checked="" type="checkbox"/> Rent/Lease			<input type="checkbox"/>				
		Company			<input type="checkbox"/>				
		Calligan			<input type="checkbox"/>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Water Purifier/Reverse Osmosis			<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Underground Sprinkler System			<input type="checkbox"/>				
		Backflow Device (Circle One) <input type="checkbox"/> YES <input type="checkbox"/> NO			<input type="checkbox"/>				
		Date Last Tested or Inspected			<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Pool Equipment			<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Hot Tub/Spa			<input type="checkbox"/>				
Comments:									
MEDIA									
TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.	TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.				
None Does Not Transfer	Working Not Working Don't Know		None Does Not Transfer	Working Not Working Don't Know					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Satellite Dish			<input type="checkbox"/>				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		# of Rcvs/Remotes			<input type="checkbox"/>				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
		Attached Antennas			<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Cable TV Wiring/Jacks			<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Attached Television Mount(s)			<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Projector(s)			<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Projector Screen(s)			<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Surround Sound Speakers			<input type="checkbox"/>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
		Wired for Surround Sound			<input type="checkbox"/>				
Comments:									

BUYER'S INITIALS: \_\_\_\_\_

SELLER'S INITIALS: skc WMC cc

## PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions?
Indicate all that apply: <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> Crawl Space <input checked="" type="checkbox"/> Slab			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any structural engineer's report(s) available? If YES, Date of Report: <u>6/1/20</u> Copy Attached? (Mark One): <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Movement, shifting, deterioration or other problems with walls or foundation?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cracks or flaws in the walls, floors or foundation?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Problems with driveways, walkways, patios, retaining walls, party walls? <u>front porch area</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Problems with operation of windows or doors, or broken seals?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the walls?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there insulation in the floors?
Additional Comments:			
YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age: <u>5 yrs.</u> Type: <u>Heritage/Tamko laminated asphalt shingles</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any <input type="checkbox"/> PAST <input type="checkbox"/> PRESENT roof leaks? (Mark One) If any, identify details below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	During your ownership, has the roof ever been <input checked="" type="checkbox"/> REPLACED? <input type="checkbox"/> REPAIRED? (Mark One) If YES, Date: <u>2015</u> (Identify details below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you know of any problems with chimneys or chases? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the ceiling/attic?
Additional Comments:			
<u>possible manufacturer roof warranty (shingles)</u>			
YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW
According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Presence of any mold/mildew in the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any problems created by mold or mildew for occupants of the structure during your ownership?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments:			

BUYER'S INITIALS: \_\_\_\_\_

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SELLER'S INITIALS: See WMC cc

☐ NEG ☐ CORP ☐ PRP

**Instant forms**

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.  
Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 4 WATER/SEWAGE SYSTEMS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to City Water?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to any private water systems? (Mark all that apply.)
			<input checked="" type="checkbox"/> Drinking Well <input checked="" type="checkbox"/> Irrigation Well <input type="checkbox"/> Geo-Thermal Well
			Type: <u>Cased</u> Location: <u>Backyard</u> Depth: <u>60 ft.</u>
			Type: _____    Location: _____    Depth: _____
			Type: _____    Location: _____    Depth: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Has the water in any wells shown test results of contamination? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a septic system? Date Last Pumped: <u>Approx 10 yrs.</u>
			Tank Size: _____ Location: <u>Backyard</u>
			# feet laterals: <u>1</u> # Feet Infiltrators: <u>1</u> Location: <u>Backyard</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a lagoon system? Location: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to some other type of waste disposal system? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is there any problem relating to the waste disposal system?
Additional Comments: _____			
YES	NO	DON'T KNOW	SECTION 5 WATER INTRUSION/LEAKS
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any water leakage in or around the fireplace or chimney?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any water leakage around (If YES, mark all that apply.) <input type="checkbox"/> WINDOWS <input type="checkbox"/> SKYLIGHTS <input type="checkbox"/> DOORS?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any leaks caused by appliances?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any water leakage into (If YES, mark all that apply.) <input checked="" type="checkbox"/> BASEMENT <input type="checkbox"/> CRAWL SPACE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any accumulation of water within the basement/crawl space? <u>middle (furnace) rm</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump(s) Location(s): <u>Basement</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain Tiles (If YES, mark all that apply.) <input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR
Additional Comments: _____			
YES	NO	DON'T KNOW	SECTION 6 PEST, WOOD INFESTATION & DRY ROT
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)
			<input type="checkbox"/> WOOD DESTROYING INSECTS <input type="checkbox"/> DRY ROT <input type="checkbox"/> OTHER WOOD INFESTATION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)
			<input type="checkbox"/> WOOD DESTROYING INSECTS <input type="checkbox"/> DRY ROT <input type="checkbox"/> OTHER WOOD INFESTATION
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have there been any repairs of such damage? (If YES, explain below.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property currently under a termite warranty or other coverage by a licensed pest control company?
			Company: <u>Orkin</u> Warranty Expiration Date: <u>Approx. 6/11</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any pest control reports in the last 5 years? (If YES, explain below.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any professional pest control treatments in the last 5 years? (If YES, explain below.)
Additional Comments: <u>House/Garage treated quarterly - currently by Shaw Pest Control</u>			

BUYER'S INITIALS: \_\_\_\_\_

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SELLER'S INITIALS: Shw WMC CC

☐ NSEW ☐ MRP ☐ JRP

Instant  
forms



Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.  
Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 7 ENVIRONMENTAL CONDITIONS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property located in a subdivision with a master drainage plan?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If YES, is the property in compliance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do mineral rights convey to buyer? If NO, please define:
			<b>Groundwater contamination has been detected in several areas in the State of Kansas.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of groundwater contamination or other environmental concerns?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any reports or records pertaining to groundwater contamination or other environmental concerns?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any diseased or dead trees and shrubs?
			<b>To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Asbestos
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contaminated soil or water (including drinking water)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landfill or buried materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lead-based paint (If YES, attach disclosure.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radon gas in house or well If YES, has mitigation been performed? (Mark One) <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Methane Gas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oil sheers in wet areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radioactive material
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toxic material disposal (solvents, chemicals, etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground fuel or chemical storage tanks
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EMFs (Electro Magnetic Fields)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Urea formaldehyde foam insulation (UFFI)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are any of the above conditions present near your property?
Comments: <i>Likely house needs regrading</i>			
YES	NO	DON'T KNOW	SECTION 8 BOUNDARIES/LAND
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you had a survey of the property? (If YES, attach copy if available.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the boundaries of your property marked in any way?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there any fencing on the boundaries of the property? <i>(Pasture: South East North)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does fencing belong to the property? If YES, which sides?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property owner responsible for maintenance of any such shared feature(s)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	To your knowledge, is any portion of the property located in a federally designated flood plain?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you currently, or have you ever, paid flood insurance for the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is any portion of the property located in a designated wetlands area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)
			<input type="checkbox"/> EXPANSIVE SOIL <input type="checkbox"/> EARTH MOVEMENT
			<input type="checkbox"/> FILL DIRT <input type="checkbox"/> UPHEAVAL
			<input type="checkbox"/> SLIDING <input type="checkbox"/> EARTH STABILITY PROBLEMS
			<input type="checkbox"/> SETTLING
Comments: <i>Fence on E side</i>			

BUYER'S INITIALS: \_\_\_\_\_

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SELLER'S INITIALS: *she wmc cc*

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.  
Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 9
<b>SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION</b>			
<b>The law requires that the Seller disclose the existence of special assessments against a property.</b>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any current/pending bonds, assessments, or special taxes that apply to property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).
			<input type="checkbox"/> Owner <input type="checkbox"/> County <input type="checkbox"/> Public Record <input type="checkbox"/> Other:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property subject to rules or regulations of an active Homeowner's Association?
			Annual Dues? _____ Initiation Fee? _____
			Homeowner's Association contact information: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property subject to a right of first refusal?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any violations of such covenants and restrictions?
Comments:			
<b>SECTION 10</b>			
<b>MISCELLANEOUS</b>			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property <b>without obtaining required permits</b> ?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the present use of the property a non-conforming use?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have you had any insurance claims in the past five years? <i>Roof - New</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Were repairs made? If so,
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there any unrepaired damage due to hail, storm, wind, fire or flood?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does a pet(s) reside or has a pet(s) ever resided in or on the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do all window and door treatments remain? If NO, please list: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does any other personal property remain? If YES, please list: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the property contain any of the following? (Mark all that apply.)
			<input type="checkbox"/> Swimming Pool <input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub <input type="checkbox"/> Sauna <input type="checkbox"/> Water Feature
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If YES, are either of the following heated? <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Spa      If yes, type of heat? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature? Explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property in a historic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties on the property or any of its components?
Comments:			
<i>Possible manufacturer warranties</i>			
Any Additional Comments For Part II:			

BUYER'S INITIALS: \_\_\_\_\_

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SELLER'S INITIALS: *She WMC CC*

☐ NREV    ☐ MISC    ☐ JRP

**Instant Forms**

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## SELLER'S ACKNOWLEDGEMENT

217 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best  
218 of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's  
219 Property Disclosure; and that the Broker/Realtor® has not prepared, nor assisted in the preparation of this  
220 Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/Realtors® involved in the sale of  
221 the property from all liability, claims, loss, cost, or damage in connection with the information contained in this  
222 Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate  
223 brokers and agents and prospective buyers of the property.

224 Seller is occupant: ☒ YES *Only 1 of 6 owners occupied* ☐ NO

225 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date  
226 signed by Seller.

227 SELLER: SEE ATTACHED SIGNATURE PAGE

SELLER: \_\_\_\_\_

228 \_\_\_\_\_ Date

\_\_\_\_\_ Date

229

## BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

230 1. I have personally inspected the property. I will rely upon the inspections encouraged under my contract with  
231 Seller. Subject to any inspections, I agree to purchase the property in its present condition without  
232 representations or guarantees of any kind by the Seller or any REALTORS® concerning the condition or value of  
233 the property.

234 2. I agree to verify any of the above information that is important to me by an independent investigation of my  
235 own. I have been advised to have the property examined by professional inspectors.

236 3. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or  
237 repairing physical defects in the property. I state that no important representations concerning the condition of  
238 the property are being relied upon by me except as disclosed above or as fully set forth as  
239 follows: \_\_\_\_\_

240 4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain  
241 sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have  
242 been advised that if I desire information regarding those registrants, I may find information on the home page of  
243 the Kansas Bureau of Investigation (KBI) at [www.ink.org/public/kbi](http://www.ink.org/public/kbi) or by contacting the local sheriff's office.

244 5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military  
245 Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch,  
246 amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have  
247 been informed that if I desire information regarding potential for noise caused by the aircraft operations  
248 associated with McConnell Air Force Base and its operations, I may find information by contacting the  
249 Metropolitan Area Planning Department.

250 BUYER: \_\_\_\_\_

BUYER: \_\_\_\_\_

251 \_\_\_\_\_ Date

\_\_\_\_\_ Date

252 This form is approved by legal counsel for the Wichita Area Association of REALTORS® exclusively for use by members of the Wichita Area  
253 Association of REALTORS® and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this  
254 form, or that its use is appropriate for all situations. Copyright March 2014.

255

Pg 7 of 7

## Signers

**Seller** William M. Congdon Jr. 7/9/20  
**Print** William M. Congdon Jr. **Date**

**Seller** Candice R. Congdon 7/9/20  
**Print** Candice R. Congdon **Date**

**Seller** Sharon K. Congdon 7/9/20  
**Print** Sharon K. Congdon **Date**

**Seller** Authentisign  
Nancy H. Vitale 07/10/2020  
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7/10/2020 3:49:56 PM CDT  
**Print** Mary A. Pose **Date**

**Seller** Authentisign  
Jeffrey R. Pose 07/10/2020  
7/10/2020 3:54:02 PM CDT  
**Print** Jeffrey R. Pose **Date**



## SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

1 **Property Address:** 3530 W. 93rd St. N. & Additional Lot - Valley Center, KS 67147  
 2 **Seller:** Congdon **Date of Purchase:** 1971  
 3 **Property currently zoned as:** \_\_\_\_\_

4 **Message to the Seller:** This statement is a disclosure of the condition of the above described Property known by the SELLER on  
 5 the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction,  
 6 and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know  
 7 something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the  
 8 form. Prospective Buyers may rely on the information you provide.

9 **Instructions:** (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available  
 10 supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a  
 11 question, use the comment lines to explain.

12 **By signing below, you acknowledge that the failure to disclose known material information about the Property may result in liability.**

13 **Message to the Buyer:** Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material  
 14 (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is  
 15 important that you take an active role in obtaining the information about the Property.

16 **Instructions:** (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any  
 17 incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain  
 18 professional inspections of the Property. (6) Investigate the surrounding area.

19 **THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).**

### PART I

Indicate the condition of the following items by marking the appropriate box.  
 Check only one box for each item.

None  
Does Not Transfer  
Working  
Not Working  
Don't Know

#### WATER SYSTEMS

20  
 21 ☒ ☐ ☐ ☐ ☐ Well/Pump \_\_\_\_\_  
 22 ☒ ☐ ☐ ☐ ☐ Drinking \_\_\_\_\_ Irrigation \_\_\_\_\_  
 23 \_\_\_\_\_ Location \_\_\_\_\_  
 24 \_\_\_\_\_ Depth \_\_\_\_\_  
 25 \_\_\_\_\_ Type \_\_\_\_\_  
 26 If on well water, has water ever shown test results of contamination? ☐ Yes ☐ No  
 27 Is the property connected to ☐ city ☐ rural water systems?  
 28 Rural Water Transfer? ☐ Yes ☐ No Transfer Fee \$ \_\_\_\_\_  
 29 ☒ ☐ ☐ ☐ ☐ Cistern \_\_\_\_\_  
 30 ☒ ☐ ☐ ☐ ☐ Other \_\_\_\_\_  
 31 Comments: \_\_\_\_\_  
 32 \_\_\_\_\_

#### DRAINAGE/SEWAGE SYSTEMS

33  
 34 ☒ ☐ ☐ ☐ ☐ Sewer Lines \_\_\_\_\_  
 35 ☒ ☐ ☐ ☐ ☐ Septic/Laterals \_\_\_\_\_  
 36 ☒ ☐ ☐ ☐ ☐ Lagoon \_\_\_\_\_  
 37 ☒ ☐ ☐ ☐ ☐ Tank Size \_\_\_\_\_ Location \_\_\_\_\_  
 38 ☒ ☐ ☐ ☐ ☐ # Feet of Laterals \_\_\_\_\_  
 39 ☒ ☐ ☐ ☐ ☐ Other \_\_\_\_\_  
 40 ☒ ☐ ☐ ☐ ☐ Other \_\_\_\_\_  
 41 Comments: \_\_\_\_\_  
 42 \_\_\_\_\_

Seller's Initials SKC WNC Buyer's Initials \_\_\_\_\_

☒ ☐ ☐

**PART II**

Answer questions to the best of your (Seller's) knowledge.

Yes No Don't Know

**GAS/ELECTRIC**

- 43 ☐ ☒ Is there a propane tank on the property?  
 44 If yes, is it ☐ owned ☐ leased?  
 45 ☐ ☒ Is gas connected to property?  
 46 If not, distance to nearest source? \_\_\_\_\_  
 47 ☐ ☒ Is electricity connected to property?  
 48 If not, distance to nearest source? \_\_\_\_\_  
 49 ☐ ☐ To your knowledge, is there any additional costs to hook up utilities?  
 50 If yes, please explain: \_\_\_\_\_  
 51 \_\_\_\_\_  
 52 Comments: \_\_\_\_\_  
 53 \_\_\_\_\_

**DRAINAGE/SEWAGE SYSTEMS**

- 54 ☐ ☒ ☐ Is property connected to a public sewer system?  
 55 If yes, no explanation required.  
 56 ☐ ☒ ☐ Is there a septic tank/lagoon system serving this property?  
 57 If yes, when was it last serviced? Date \_\_\_\_\_  
 58 ☐ ☒ To your knowledge, is there any problems relating to the septic tank/cesspool/sewer system?  
 59 ☐ ☐ ☒ To your knowledge, is the property located in a federally designated flood plain or wetlands area?  
 60 ☐ ☒ Is the property located in a subdivision with a master drainage plan?  
 61 ☐ ☐ If so, is this property in compliance?  
 62 ☒ ☐ Has the property ever had a drainage problem during your ownership?  
 63 ☐ ☒ Do you currently pay flood insurance?  
 64 ☐ ☒ Other drainage/sewage systems and their conditions: \_\_\_\_\_  
 65 Comments: *After heavy rains, water stands in SE corner of field*  
 66 \_\_\_\_\_

**BOUNDARIES/LAND**

- 67 ☐ ☒ Have you had a survey of your property?  
 68 ☐ ☒ ☐ Are the boundaries of your property marked in any way?  
 69 ☐ ☒ ☐ Is there any fencing on the boundary(ies) of the property?  
 70 ☐ ☐ ☐ If yes, does the fencing belong to the property?  
 71 To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?  
 72 ☐ ☒ ☐ Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways?  
 73 Is this property owner responsible for maintenance of any such shared feature?  
 74 ☐ ☒ ☐ Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property or in the immediate neighborhood?  
 75 ☐ ☒ ☐ Comments: \_\_\_\_\_  
 76 \_\_\_\_\_  
 77 \_\_\_\_\_  
 78 \_\_\_\_\_

**HOMEOWNER'S ASSOCIATION**

- 79 ☐ ☒ ☐ Is the property subject to rules or regulations of any homeowner's association?  
 80 Annual dues \$ \_\_\_\_\_ Initiation Fee \$ \_\_\_\_\_  
 81 To your knowledge, are there any problem relating to any common area?  
 82 ☐ ☐ Have you been notified of any condition which may result in an increase in assessments?  
 83 ☐ ☐ Comments: \_\_\_\_\_  
 84 \_\_\_\_\_  
 85 \_\_\_\_\_

Seller's Initials

*She WMC cc*

Buyer's Initials

☐ ☐ ☐

PART II - Continued

Answer questions to the best of your (Seller's) knowledge.

Yes No Don't Know

ENVIRONMENTAL CONDITIONS

To your knowledge, are any of the following substances, materials, or products present on the real property?

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- ☐ ☒ Asbestos
- ☐ ☒ Contaminated soil or water (including drinking water)
- ☐ ☒ Landfill or buried materials
- ☐ ☒ Methane gas
- ☐ ☒ Oil sheers in wet areas
- ☐ ☒ Radioactive material
- ☐ ☒ Toxic material disposal (e.g., solvents, chemicals, etc.)
- ☐ ☒ Underground fuel or chemical storage tanks
- ☐ ☒ EMFs (Electro Magnetic Fields)
- ☐ ☒ Gas or oil wells in area
- ☐ ☒ Other

To your knowledge, are any of the above conditions present near your property?

Comments: \_\_\_\_\_

MISCELLANEOUS

To your knowledge:

- ☐ ☒ Are there any gas/oil wells on the property or adjacent property?
- ☐ ☒ Is the present use of the property a non-conforming use?
- ☐ ☒ Are there any violations of local, state or federal government laws or regulations relating to this property?
- ☐ ☒ Is there any existing or threatened legal or regulatory action affecting this property?
- ☐ ☒ Are there any current special assessments or do you have knowledge of any future assessments?
- ☐ ☐ ☒ Are there any proposed or pending zoning changes on this or adjacent property?
- ☐ ☒ Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?
- ☐ ☒ Are there any diseased or dead trees or shrubs?
- ☐ ☒ Is the property located in an area where public authorities have or are contemplating condemnation proceedings?
- ☐ ☒ Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.

Comments: \_\_\_\_\_

Seller Owns:

Mineral Rights:

\_\_\_\_\_ % pass with the land to the Buyer 100 % remain with the Seller  
 \_\_\_\_\_ % are owned by third party \_\_\_\_\_ unknown

Are there any oil, gas, or wind leases of record or Other? Please explain: \_\_\_\_\_

Crops planted at the time of sale:

\_\_\_\_\_ pass with the land to the Buyer ☒ remain with the Seller  
 \_\_\_\_\_ none \_\_\_\_\_ negotiable  
 \_\_\_\_\_ Other (please describe): \_\_\_\_\_

Tenant's rights apply to the subject property with lease or shares as follows: 60-40 split

of farmer

Water Rights:

☒ pass with the land to the Buyer - Permit # \_\_\_\_\_  
 \_\_\_\_\_ remain with the Seller - Permit # \_\_\_\_\_  
 \_\_\_\_\_ have been terminated

Comments: \_\_\_\_\_

Seller's Initials skwmcce Buyer's Initials \_\_\_\_\_

☐ NRE ☐ MRP ☐ JRP

**SELLER'S ACKNOWLEDGMENT**

138 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's  
 139 knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that  
 140 the Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless  
 141 and releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection  
 142 with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure  
 143 to other real estate brokers and agents and prospective buyers of the property.

**SEE ATTACHED SIGNATURE PAGE**

144  
 145 Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

**OR**

146 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.  
 147 I have not occupied this property in \_\_\_\_\_ years and am not familiar with all conditions represented in this form.

148  
 149 Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

**BUYER'S ACKNOWLEDGMENT AND AGREEMENT**

- 150
- 151 1. I personally have carefully inspected the property. I will rely upon the inspections encouraged under my contract with Seller.  
 152 Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of  
 153 any kind by the Seller or any REALTOR® concerning the condition or value of the property.
  - 154 2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been  
 155 advised to have the property examined by professional inspectors.
  - 156 3. I acknowledge that neither Seller nor any REALTOR® involved in this transaction is an expert at detecting or repairing physical  
 157 defects in the property. I state that no important representations concerning the condition of the property are being relied  
 158 upon by me except as disclosed above or as fully set forth as follows: \_\_\_\_\_  
 159 \_\_\_\_\_
  - 160 4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes  
 161 after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire  
 162 information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI)  
 163 at <http://www.Kansas.gov/kbi> or by contacting the local sheriff's office.
  - 164 5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base  
 165 that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise  
 166 may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information  
 167 regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I  
 168 may find information by contacting the Metropolitan Area Planning Department.

169  
 170 Buyer \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

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Seller's Initials SKWMC CC Buyer's Initials \_\_\_\_\_

Rev. 7/18

[NRE] [MWD] [JRP]

Form# 1005  
 InstantFORMS



**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Property Address 3530 W. 93rd St. N. & Additional Lot - Valley Center, KS 67147

**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 (please complete both a and b below)**

(a) Presence of lead-based paint and/or lead-based paint hazards (*initial one*):

*skc*  
*Wm*  
*cc*

NSPV

☒

KASRP

☐

GRP

☐

Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing; *or*

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

(b) Records and Reports available to the Seller (*initial one*):

*skc*  
*Wm*  
*cc*

NSPV

☒

KASRP

☐

GRP

☐

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing; *or*

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

**BUYER'S ACKNOWLEDGMENT (please complete c, d, and e below)**

☐ (c) Buyer has received copies of all information listed above. (*initial*)

☐ (d) Buyer has received the pamphlet *Protect Your Family from Lead Paint in Your Home*. (*initial*)

(e) Buyer has (*initial one*):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; *or*  
☐ 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/LICENSEE'S ACKNOWLEDGMENT (initial below)**

*FRM*
☐ (f) Agent/Licensee has informed the Seller of the Seller's obligation 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.

**SEE ATTACHED SIGNATURE PAGE**

Seller _____ Date _____  Seller <u><i>[Signature]</i></u> Date <u>7/9/2020</u> Agent/Licensee _____ Date _____	Buyer _____ Date _____  Buyer _____ Date _____ Agent/Licensee _____ Date _____
---	---

## Signers

**Seller** William M. Congdon Jr. 7/9/2020  
**Print** William M. Congdon Jr. **Date**

**Seller** Candice R. Congdon 7/9/20  
**Print** Candice R. Congdon **Date**

**Seller** Sharon K. Congdon 7/9/20  
**Print** Sharon K. Congdon **Date**

**Seller** Authentisign  
Nancy H. Vitale 07/10/2020  
**Print** Nancy H. Vitale **Date**

**Seller** Authentisign  
Mary A. Posé 07/10/2020  
**Print** Mary A. Posé **Date**

**Seller** Authentisign  
Jeffrey R. Posé 07/10/2020  
**Print** Jeffrey R. Posé **Date**



## WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 3530 W. 93rd St. N. & Additional lot - Valley Center, KS 67147

DOES THE PROPERTY HAVE A WELL? YES ☒ NO ☐

If yes, what type? Irrigation ☐ Drinking ☐ Other ☐

Location of Well: Backyard of house

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES ☒ NO ☐

If yes, what type? Septic ☒ Lagoon ☐

Location of Lagoon/Septic Access: Backyard of house

SEE ATTACHED SIGNATURE PAGE

Owner \_\_\_\_\_

Date \_\_\_\_\_

Owner \_\_\_\_\_

Date \_\_\_\_\_

## Signers

**Seller** *William M. Congdon Jr.* 7/9/2020  
**Print** William M. Congdon Jr. **Date**

**Seller** *Candice R. Congdon* 7/9/20  
**Print** Candice R. Congdon **Date**

**Seller** *Sharon K. Congdon* 7/9/20  
**Print** Sharon K. Congdon **Date**

**Seller** *Nancy H. Vitale* 07/10/2020  
7/10/2020 11:03:53 AM CDT  
**Print** Nancy H. Vitale **Date**

**Seller** *Mary A. Posé* 07/10/2020  
7/10/2020 3:50:14 PM CDT  
**Print** Mary A. Posé **Date**

**Seller** *Jeffrey R. Posé* 07/10/2020  
7/10/2020 3:54:14 PM CDT  
**Print** Jeffrey R. Posé **Date**



## ADDENDUM \_\_\_\_\_ (Groundwater)

THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is entered into effective on the last date set forth below.

Groundwater contamination has been detected in several areas in and around Sedgwick County. Licensees do not have any expertise in evaluating environmental conditions.

The parties are proposing the sale and purchase of certain property, commonly known as:  
3530 W. 93rd St. N. & Additional Lot - Valley Center, KS 67147

The parties are advised to obtain expert advice in regard to any environmental concerns.

### SELLER'S DISCLOSURE (please complete both a and b below)

(a) Presence of groundwater contamination or other environmental concerns (initial one):

*she*  
*wmc*  
*cc*

☒ N 93rd  
☐ off 93rd  
☐ JRP

X Seller has no knowledge of groundwater contamination or other environmental concerns; or  
\_\_\_\_\_ Known groundwater contamination or other environmental concerns are:

(b) Records and reports in possession of Seller (initial one):

*she*  
*wmc*  
*cc*

☒ N 93rd  
☐ off 93rd  
☐ JRP

X Seller has no reports or records pertaining to groundwater contamination or other environmental concerns; or  
\_\_\_\_\_ Seller has provided the Buyer with all available records and reports pertaining to groundwater contamination or other environmental concerns (list document below):

### BUYER'S ACKNOWLEDGMENT (please complete c below)

(c) \_\_\_\_\_ Buyer has received copies of all information, if any, listed above. (initial)

### CERTIFICATION

Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

SEE ATTACHED SIGNATURE PAGE

Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

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**Print** Sharon K. Congdon **Date**

**Seller** Authentisign  
Nancy H. Vitale 07/10/2020  
7/10/2020 11:04:21 AM CDT  
**Print** Nancy H. Vitale **Date**

**Seller** Authentisign  
Mary A. Pose 07/10/2020  
7/10/2020 3:50:28 PM CDT  
**Print** Mary A. Pose **Date**

**Seller** Authentisign  
Jeffrey R. Pose 07/10/2020  
7/10/2020 3:54:28 PM CDT  
**Print** Jeffrey R. Pose **Date**



# Security 1<sup>st</sup> Title

File #:

Property Address:

3530 W. 93rd St. N. & Additional Lot  
Valley Center, KS 67147

## WIRE FRAUD ALERT

### IMPORTANT! YOUR FUNDS MAY BE AT RISK

**\*\*SECURITY 1<sup>ST</sup> TITLE DOES NOT SEND WIRE INSTRUCTIONS UNLESS REQUESTED\*\***

This Alert is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer. Realtors®, Real Estate Brokers, Title Companies, Closing Attorneys, Buyers and Sellers are targets for fraudsters to gain access to information for the purpose of wire fraud schemes. Many homebuyers have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.

A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain wiring instructions or routing information, and will request that the Buyer send funds to an account controlled by the fraudster.

Security 1<sup>st</sup> Title does not require your funds to be wired. We accept certified checks. If you prefer to wire, you must contact us by phone to request our wire instructions. We will give them verbally or send via SECURED email. After receipt, if you receive another email or unsolicited call purporting to alter these instructions please disregard and immediately contact us.

**\*\*\*Closing funds in the form of ACH Electronic Transfers will NOT be accepted\*\*\***

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails or other communications purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **DO NOT FORWARD** wire instructions to any other parties.
- **ALWAYS VERIFY WIRE INSTRUCTIONS**, specifically the ABA routing number and account number, by calling the party who is receiving the funds.
- **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify with a phone directory.
- **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.

### ACKNOWLEDGEMENT OF RECEIPT – YOU MUST SIGN BELOW

Your signature below acknowledges receipt of this Wire Fraud Alert

Buyer

Seller

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:  
<http://www.fbi.gov>

Authentisign  
Nancy H. Vitale  
7/10/2020 11:05:32 AM CDT

Internet Crime Complaint Center:  
<http://www.ic3.gov>

Authentisign  
Candice R. Congdon  
Authentisign  
Mary A. Post  
7/10/2020 3:50:31 PM CDT  
Authentisign  
Jeffrey R. Post  
7/10/2020 3:54:35 PM CDT



## AVERAGE MONTHLY UTILITIES MISCELLANEOUS INFORMATION

Property Address: 3530 W. 93rd St. N. and Additional 18.57 +/- Acre Lot (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

	Utility Provider   Company	12 Month Avg
Electric:	<u>Evergy</u>	<u>\$320 +/-</u>
Water & Sewer:	<u>Well</u>	<u></u>
Gas   Propane:	<u>Septic System</u>	<u></u>

If propane, is tank owned or leased? ☐ Owned ☐ Leased

*If leased, please provide company name and monthly lease amount:*  
NA

### Appliances that Transfer:

Refrigerator? ☐ Yes ☒ No  
Dishwasher? ☒ Yes ☐ No  
Stove/Oven? ☐ Yes ☒ No  
Microwave? ☐ Yes ☒ No

Washer? ☐ Yes ☒ No  
Dryer? ☐ Yes ☒ No  
Other?

Homeowners Association: ☐ Yes ☒ No

Dues Amount:  ☐ Yearly ☐ Monthly ☐ Quarterly

Initiation Fee:

Are there any permanently attached items that will not transfer with the Real Estate (e.g. projector, chandelier, etc.)?

*Information provided has been obtained from a variety of sources. McCurdy has not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness.*

**Tract Number** : 15416  
**Description** : N-3 E 19AC SW1/4SW1/4 24-25-1W  
**FSA Physical Location** : KANSAS/SEDGWICK  
**ANSI Physical Location** : KANSAS/SEDGWICK  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : SHARON K CONGDON, WILLIAM M CONGDON JR, NANCY VITALE, MARY ANN POSE'  
**Other Producers** : None  
**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
18.55	18.55	18.55	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	18.55	1.90	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	8.61	0.00	43
Corn	4.46	0.00	87
Soybeans	6.62	0.00	35

**TOTAL** **19.69** **0.00**

#### NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



June 1, 2020

Sharon Congdon  
3530 W. 93rd St. N.  
Valley Center, KS

Ref: Structural Evaluation  
3530 W. 93rd St. N.  
Valley Center, KS

Sharon,

On May 26, 2020 I went to the above referenced home for the purpose of evaluating the homes structural condition. This is a two story home built in 1945. The exterior of the home is wood siding with brick accents. The home is sitting on both a full depth basement foundation and a shallow crawlspace foundation. The homes foundation walls, basement floor slab and garage floor slab are cast-in-place concrete. There is a one-car attached garage.

### **General Statement Which Applies To Most Homes**

When soil settles next to the foundation, depressed soil areas are created that can pond water. This situation leads to saturated soil adjacent to the homes foundation. When soil is saturated it loses some of its load carrying capacity or bearing capacity. Shallow foundations such as garage and crawlspace foundations are more susceptible to saturated soil than the deeper basement foundations. These shallow foundations will tend to settle vertically downward over time when subjected to saturated soil and these shallow foundations will generally settle vertically downward at a faster rate than a deeper basement foundation. The deeper basement foundation walls will tend to be pushed inwards by external soil pressure (due to expansive clay) when subjected to saturated soil. The corners of a home's foundation, where the gutter downspouts are located, tend to settle at a faster rate than the rest of the home because more water is being discharged onto the ground near the downspouts and the soil stays saturated longer than at locations away from the downspouts. Foundations located below the base of roof valleys are also subjected to more water being discharged off of the roof during heavier rain events. Garden edging such as brick or concrete pavers, landscape timber, steel edging or plastic edging placed parallel (within approximately four to six feet) to basement foundation walls can create a "planter" effect which can hold water adjacent to a home's foundation walls. This leads to saturated soil adjacent to the homes foundation which can accelerate the vertical downward settlement of shallow crawlspace and garage foundations and the inward movement of the home's deeper basement foundation walls due to external soil pressure. During times of drought the clay content in the soil shrinks and can leave voids beneath the garage and crawlspace foundations. When this occurs then the weight of the structure will settle downwards to try and fill these voids.

After looking at the home from both the exterior and interior I made the following observations:

### **Exterior**

For this evaluation I shall call the front of the home south.

The soil in this area of greater Wichita tends to be a sandier loam with less expansive clay which means less probability for the inward movement of basement walls due to external soil pressure and less probability of vertical downward settlement of shallow crawlspace and garage foundations due to saturated clay soil over time.

Many times the roof rafters of homes from this period were constructed of two by four lumber on two foot centers which would be considered undersized by today's standards. Any roof rafter sag is set-in and cannot be straightened without breaking the roof rafter so the only option is to replace them at some point in the future when the home needs a complete roof job. If roof sags in a home from this period do not pond water I consider them cosmetic and not a structural concern. The homes roof structure appears to be in good condition.

This style of home, with open eaves, did not have a roof gutter system when originally constructed. During the years between the homes construction and when the roof gutters were installed water was free to run off of the homes roof down to the soil adjacent to the homes foundation walls. It is likely that the majority of any inward movement and/or downward settlement of the homes foundation walls occurred during this early period when there were no roof gutters installed. At some point roof gutters were added to some of the homes horizontal roof eaves. I would recommend that new seamless metal roof guttering be added to the homes upper roof horizontal roof eaves. The uncontrolled volume of roof run-off from the homes upper roof during heavier rain events most likely causes the lower roof gutters to overflow. Saturated soil adjacent to the homes basement foundation walls, over time, can cause accelerated inward movement of the homes basement foundation walls due to external soil pressure. The homes gutter downspouts are discharging water too close to the homes foundation. The gutter downspouts should be extended at least five feet away from the homes foundation and any settled soil areas adjacent to the homes foundation walls should be regraded to drain away from the homes foundation walls.

The homes gutter downspouts are either routed underground or extended an adequate distance from the homes foundation walls. I recommend that the below ground portion of the homes downspout drains be checked to make sure they are not blocked with debris or silt.

The homes large north fireplace chimney structure appears to be in good structural condition with no obvious signs of downward settlement.

There is a large Cedar tree growing within a few feet from the homes north basement foundation wall. At some point in time I would expect the trees root system to start pushing inwards on the homes north basement foundation wall. Tree debris from this tree will occasionally plug the homes gutter downspouts which will cause water to cascade out of the homes north roof gutters down to the soil adjacent to the homes north basement foundation wall. Saturated soil adjacent to the homes north basement foundation wall, over time, can cause accelerated inward movement of the homes north basement foundation wall due to external soil pressure. I recommend that the large Cedar tree growing within a few feet from the homes north basement foundation wall be removed and the remaining soil be re-graded to help water run to the north away from the homes north basement foundation wall.

The homes south basement foundation wall has moved inwards approximately one to two inches due to external soil pressure. This inward movement is due to poor grading and drainage adjacent to the homes south basement foundation wall over time. The south basement window frames have been pushed inwards and a long horizontal crack has formed in the brick mortar between the tops of the homes south basement window frames. This long



horizontal crack is common in this situation and represents the hinge point between where the homes south basement foundation wall is pushing inwards and the homes south brick wall is trying to remain vertical.

The homes east basement foundation wall is completely hidden from exterior view by the homes east addition.

The south, east and north shallow crawlspace foundation walls of the homes east addition appear to be in good structural condition.

The homes north basement foundation wall has moved inwards less than one inch due to external soil pressure. This inward movement is due to poor grading and drainage adjacent to the homes north basement foundation wall over time. This degree of inward movement is cosmetic and not a structural concern at this time.

The homes west basement foundation wall is mostly hidden from exterior view by the homes west addition. The visible portions of the south end of the homes west basement foundation wall appears to be in good structural condition.

The homes west addition appears to have originally been a two car garage. At some point the east bay of the garage was converted to living space. The garage portion of the floor slab appears to be in good structural condition. It is typical for the shallow foundations of a garage to settle downwards at a faster rate than the deeper basement foundation portion of the home it is attached to. This can cause various stretching of the wall finishes inside the garage structure near the main home walls.

I did not see any other obvious structural issues on the exterior of the home. Some vertical downward settlement and some inward movement of foundation walls is typical for a home of this age and location.

### **Interior**

Finished basement walls restrict the ability to properly inspect the interior surfaces of the concrete foundation walls of the home. Only signs of distress can be noted in the finished surfaces of these walls that may indicate foundation movement.

White powdery efflorescence has been deposited on the interior surface of some of the homes basement foundation walls. This indicates that the soil on the exterior of these basement foundation walls has been saturated to the point that water has seeped through the homes basement foundation walls over time leaving these salt deposits. Correcting the grading and drainage around the exterior of the homes foundation walls should help stop this action if it is still active.

The homes south basement foundation wall has moved inwards approximately one to two inches due to external soil pressure. I recommend installing steel beam vertical wall braces along the entire interior length of the homes south basement foundation wall to help prevent any additional inward movement of the homes south basement foundation wall. I have attached a detail for this type of structural repair (excludes sealing).

The homes east basement foundation wall appears to be in good structural condition.

The south, east and north shallow crawlspace foundation walls of the homes east addition appear to be in good structural condition when viewed from the crawlspace access in the basement.

The homes north basement foundation wall has moved inwards less than one inch due to external soil pressure. This degree of inward movement is cosmetic and not a structural concern at this time. There was moisture on the basement floor adjacent to the homes north basement foundation wall. The homes north basement foundation wall appeared dry at the time so water may be seeping in at the basement floor slab/north basement wall interface.

The homes west basement foundation wall appears to be in good structural condition.

The homes basement floor slab appears to be in good condition where visible.

I saw no other obvious areas of structural concern in the homes interior.

**Recommendations:**

- 1) Consult a foundation repair expert with regards to repairs required to a) install steel beam vertical wall braces to stabilize the inward movement of the homes south basement foundation wall due to soil and water pressure b) seal any areas which can allow moisture to migrate through the homes basement foundation walls into the basement. I have attached a detail for the type of structural repair (excludes sealing) that can be used to reinforce this basement foundation wall. Start beams at four feet from any inside foundation corner then space at six foot centers on straight runs. Spacing can be adjusted to line up with floor joist bays and/or to avoid interferences such as basement windows, to be able to install the steel beam in a needed location. For floor joists running perpendicular to the basement wall, make sure that each steel beam vertical wall brace gets centered between the applicable floor joists so wall loads can be shared equally by two floor joists. Failure to center the steel beams between the applicable two floor joists can create too much load being transferred into a single floor joist and result in floor joist damage.
- 2) Existing guttering should be clean and functioning properly. I recommend that the below ground portion of the homes downspout drains be checked to make sure they are not blocked with debris or silt. I would recommend that new seamless metal roof guttering be added to the homes upper roof horizontal roof eaves.
- 3) Re-grade any settled soil areas next to the homes foundation walls so water can drain away from the home. Read last paragraph regarding grading and backfill.
- 4) Re-point any obvious exterior masonry/concrete foundation cracks, as needed, to preserve the walls integrity and to prevent water from infiltrating the cracks and causing freeze/thaw damage.
- 5) I recommend that the large Cedar tree growing within a few feet from the homes north basement foundation wall be removed and the remaining soil be re-graded to help water run to the north away from the homes north basement foundation wall.

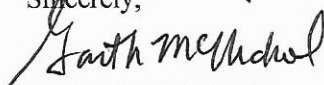
The following is a generic statement for the awareness of a home owner. It is very important to always have positive drainage of surface water directed away from all of the foundation walls. This will include dirt, planter gardens, concrete patio slabs, drives, porches and walks. Areas with soft soils such as compost, sandy loam or top soil, root growth, gravel, etc., must be removed down to the original backfill and then replaced with a compacted clay soil versus top soil or sandy loam. These new grades should have at least a 4% slope (1/2" in 12") downward and outward from all foundations and extend this slope a minimum of six feet out for basements and a minimum of four feet out for crawlspace, garage or slab on-grade walls. Clean out all joints and cracks along concrete slabs to foundation wall face then inject a pliable sealant such as silicone at least 3/8" deep into joint. All downspout discharges must have sloped splash blocks or extenders.

#### **LIMITATIONS OF INSPECTION**

The comments above are based on current conditions as viewed on this date of inspection and are not intended to be a representation or warranty as to future events or conditions that may affect the structure. We cannot inspect areas which are obstructed or inaccessible. We do not inspect areas which are concealed by finished walls, ceilings, carpeting, fixtures or appliances. We will inspect the current condition of those structural components which are requested and are accessible. We will make such recommendations as we believe are appropriate in regard to the current condition of the components. Any recommended repairs are to help control current conditions noted, but will not guarantee that a given structural component will not crack, deflect or leak water.

**UNDER NO CIRCUMSTANCES DO WE WARRANTY THAT A BASEMENT OR CRAWL SPACE DOES NOT, OR WILL NOT LEAK.**

Sincerely,



Garth McNichol, P.E.  
Structure Check, LLC  
Ph. 316-617-5072  
Email: structurecheckllc@gmail.com



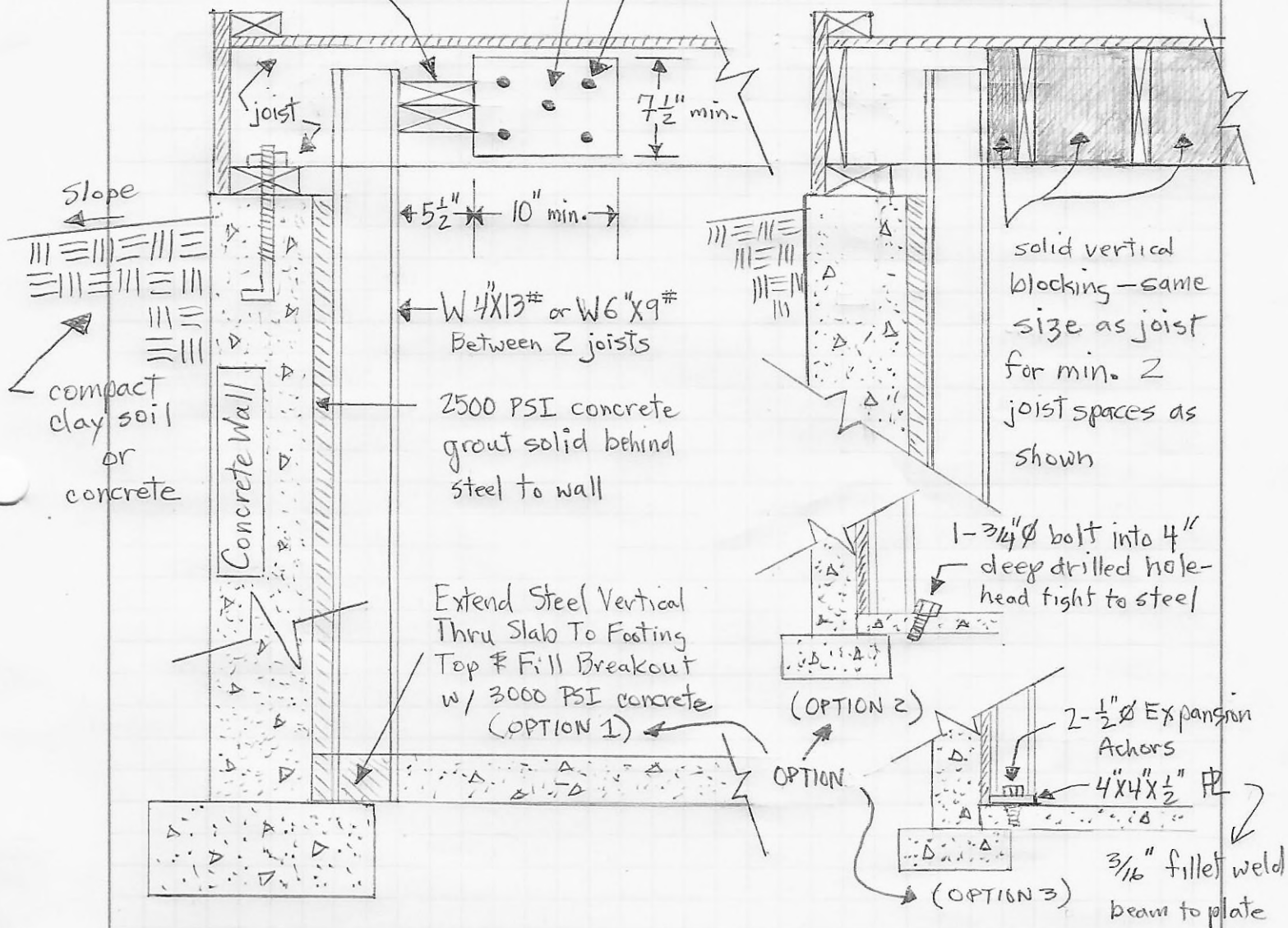
## Joist Perpendicular To Wall

$\frac{3}{4}$ " plywood or 2"x6" cleats  
on face of each joist

2-2"x6" or 1-4"x6"  
block between 2 joists  
with tight fit

5-12d nails or  
3- $\frac{1}{2}$ "  $\phi$  bolts  
w/ washers

## Joist Parallel To Wall



# Structure LLC Check

STRUCTURAL ENGINEERING EVALUATIONS  
KANSAS LICENSED PROFESSIONAL ENGINEER

## 316-617-5072

GARTH McNICHOL, P.E.

EMAIL: STRUCTURECHECKLLC@GMAIL.COM

## Vertical Steel Braces





## FOUNDATION CONTRACTOR LIST

Courtney Owen  
C.A. Owen Construction  
316-461-1168

Will McPherson  
316-648-3238

Steve Katzenmeier  
Whitestone Contractors  
316-765-1813

Ernie Sponsel Jr.  
Ernie Sponsel Jr. Construction  
316-393-5461



Prepared by:  
Justin.seiler@gothrasher.com

Thrasher, Inc.  
gothrasher.com  
TF (800) 827-0702  
F (402) 393-4002  
License# 2770

Prepared on:  
9-17-19

Prepared for:

Job location:  
3530 W 93rd St N  
Valley Center, KS 67147-9141

## Project Summary

Permanently Stabilize Slab Floor .....	\$2,552.10
Permanently Stabilize Foundation .....	\$13,251.00
Permanently Stabilize Walls .....	\$6,300.00
Straighten Walls Over Time .....	\$50.00
Total Investment .....	\$22,153.10
<b>Total Contract Price .....</b>	<b>\$22,153.10</b>
Deposit Required - 20% .....	\$4,430.62
Deposit Paid .....	\$0.00
<b>Amount Due Upon Installation .....</b>	<b>\$22,153.10</b>

## Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 120 days.

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

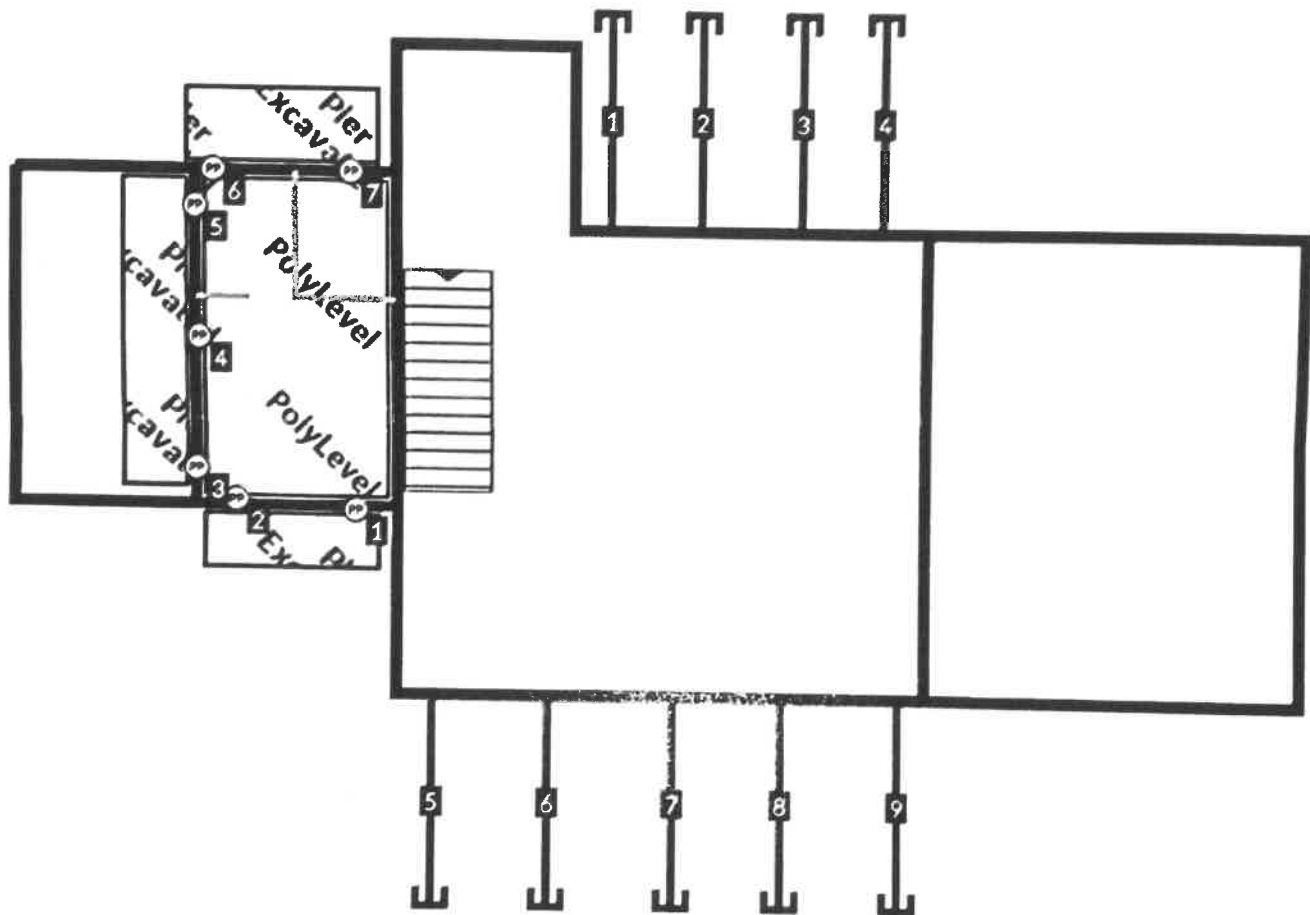
Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I understand all major credit cards and checks are accepted, but no cash payments are accepted. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

After midnight of the 3rd business day, deposits are non-refundable.

Initial \_\_\_\_\_

# Job Details



Type of Wall .....  
 Existing Wall Finish .....  
 Existing Floor Finish .....

Poured Concrete  
 Sheetrock  
 Concrete/Carpet

Thrasher, Inc.  
 8853 E 37th St N Wichita KS 67226

Job Location  
 3530 W 93rd St N Valley Center KS 67147-9141

Page 2/3  
 9-17-19





# Job Details (Continued)

## Specifications

Install PolyLEVEL as indicated on job drawing. If concrete is poured against the foundation a 2-3 inch joint may have to be cut to allow for lifting. In those cases, Thrasher will make the cut and seal it at no additional cost. To maintain 5 year warranty on PolyLevel, all joints in the treated area must be sealed. Thrasher recommends sealing with Nexus Pro Joint Sealant. Install Push Pier(s) to support the foundation as shown on job drawing using a low profile bracket. Final Location of pier(s) is subject to field conditions. Excavate the soil at each pier location to the footing. Backfill and tamp soil after the system is installed. Thrasher will coordinate utilities locating service and take responsibility if damage would occur to a utility line(s) as a result of installation. Utility Protection is limited to replacing/repairing only the area Thrasher damaged and does not include any upgrades to utilities for code compliance. Install Geo-Lock Wall Anchors as indicated on job drawing using a 12"x28" wall support and a 16"x26" anchor plate below grade on the exterior. Final location of anchor(s) is subject to field conditions. Provide a tightening kit to the customer for future tightening of the anchors.

## Contractor Will

### Customer Will

- 1.) Move items at least 10 feet away from the work area.
- 2.) Mark any private lines that may be hidden underground, and assumes all liability if damage should occur to such lines.
- 3.) Remove subflooring.

### Additional Notes

- 1. Please remove flooring to expose the concrete.

# Product List

## Permanently Stabilize Slab Floor

PolyLEVEL ..... 1 areas

## Permanently Stabilize Foundation

3" Push Pier, Low Profile Bracket ..... 7  
Pier Excavation, 0-5' ..... 41 ft  
Utility Protection ..... 1

## Permanently Stabilize Walls

Geo-Lock Anchors, 12"x28" Wall Plate, 16"x26" Earth Anchor ..... 9  
Utility Protection ..... 1

## Straighten Walls Over Time

Tightening Kit - GL ..... 1

# PolyLEVEL Areas

Area Title	L x W x D	Notes
Living/Laundry Room (Old Garage Slab)	21x10x1.5	

747214

(Estimate) Ph. 648-3238

Invoice

SOLD TO		SHIP TO	
ADDRESS		ADDRESS	
CITY, STATE, ZIP		CITY, STATE, ZIP	
CUSTOMER ORDER NO.	SOLD BY	TERMS	DATE

3530 W. 93<sup>rd</sup> St N.  
Valley Center, Ks.

Will MacPherson  
8614 Stoveridge  
Wich, Ks. 67206

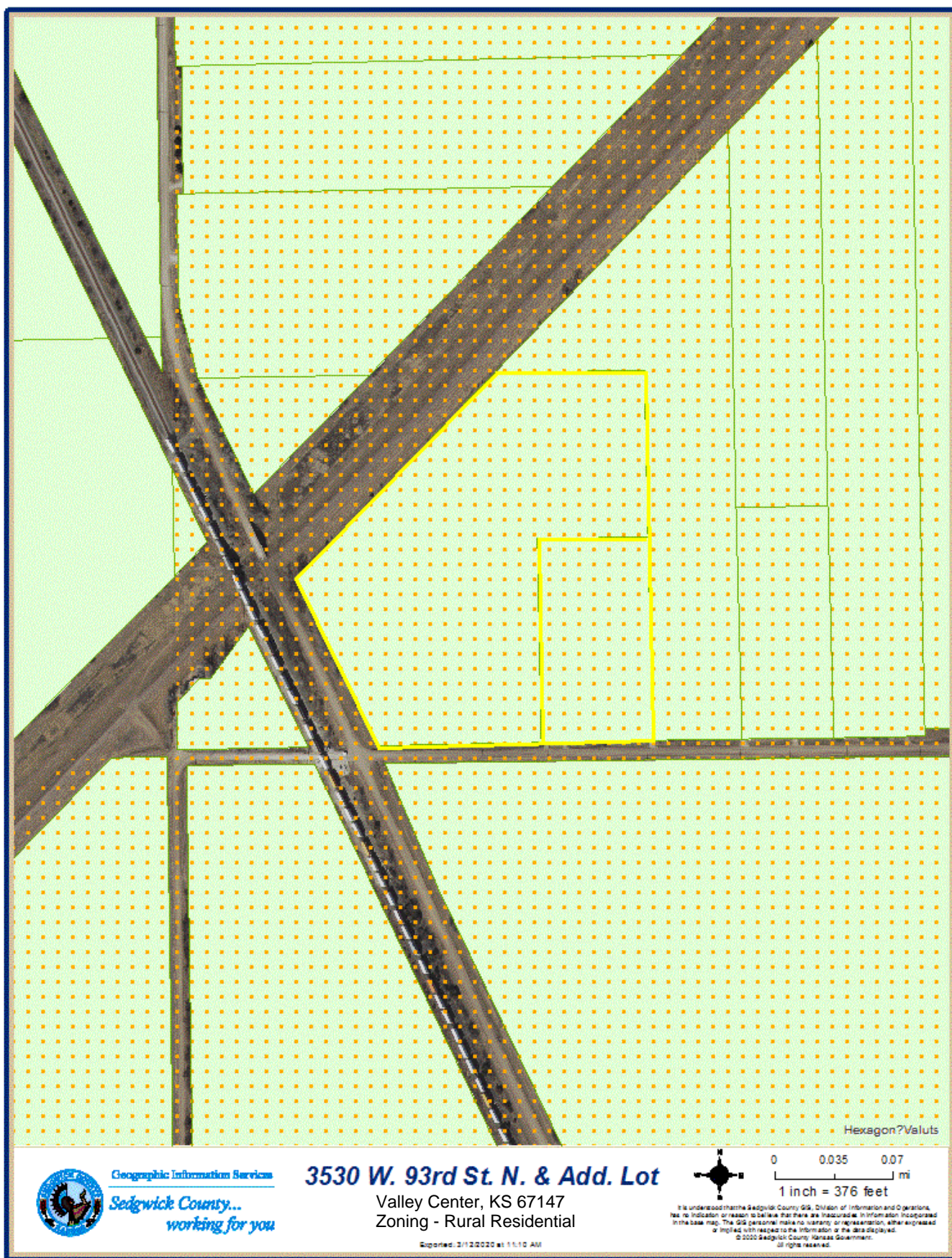
6-24-20

Install 4 - 4" steel vertical wall  
supports in bsmt. accord. to Engr  
report

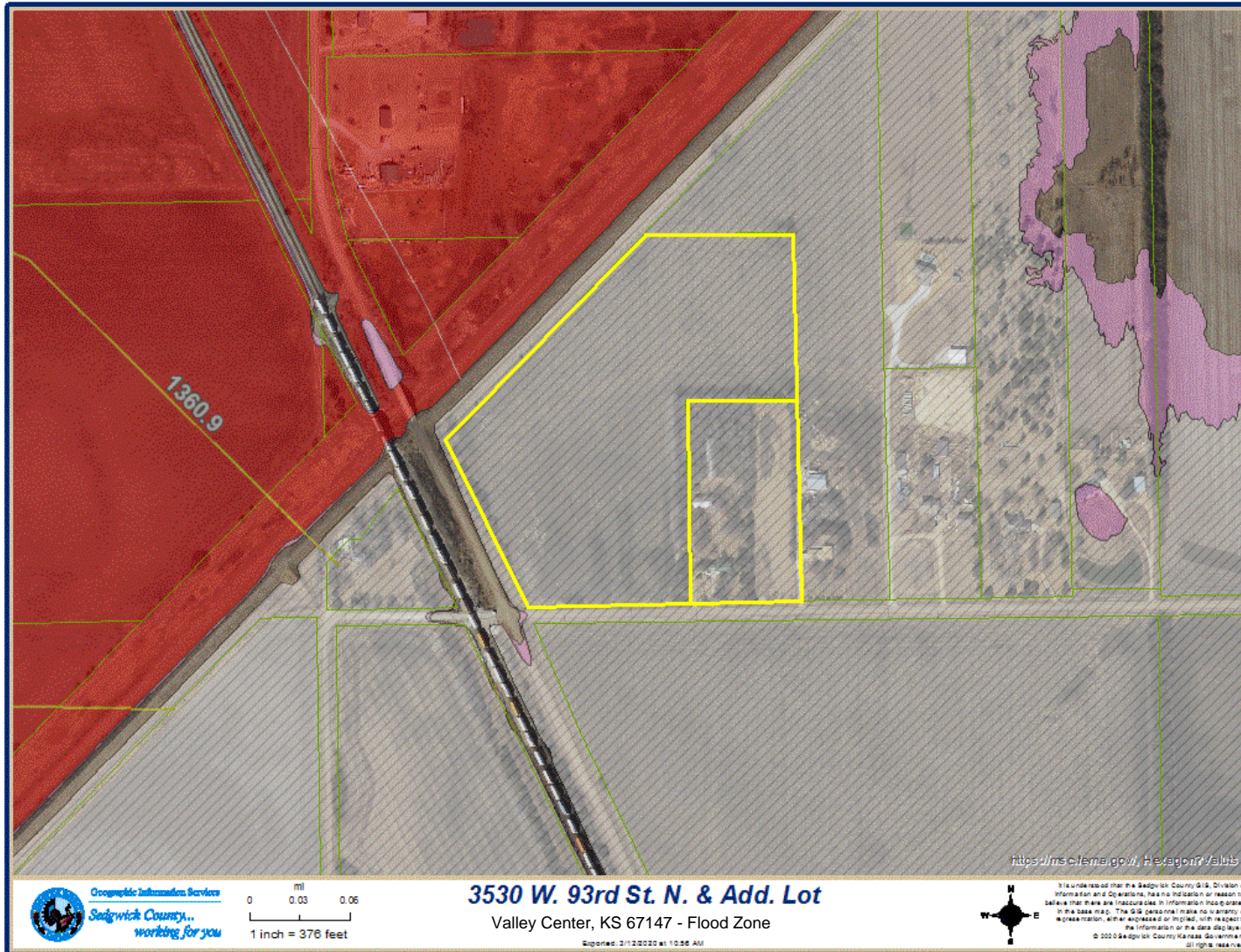
Total Mat'l & Labor

\$ 1,500.00









## Legend

### Flood Plain

#### Base Flood Approximate

--

#### Base Flood Elevations

—

#### 0.2 Pct Annual Chance



0.2 PCT Annual Chance Flood H

A



A

AE



AE,

#### AE, FLOODWAY



AE, FLOODWAY

AH



AH

AO



AO

#### X - Area of Special Consideration



X AREA OF SPECIAL CONSIDER

X

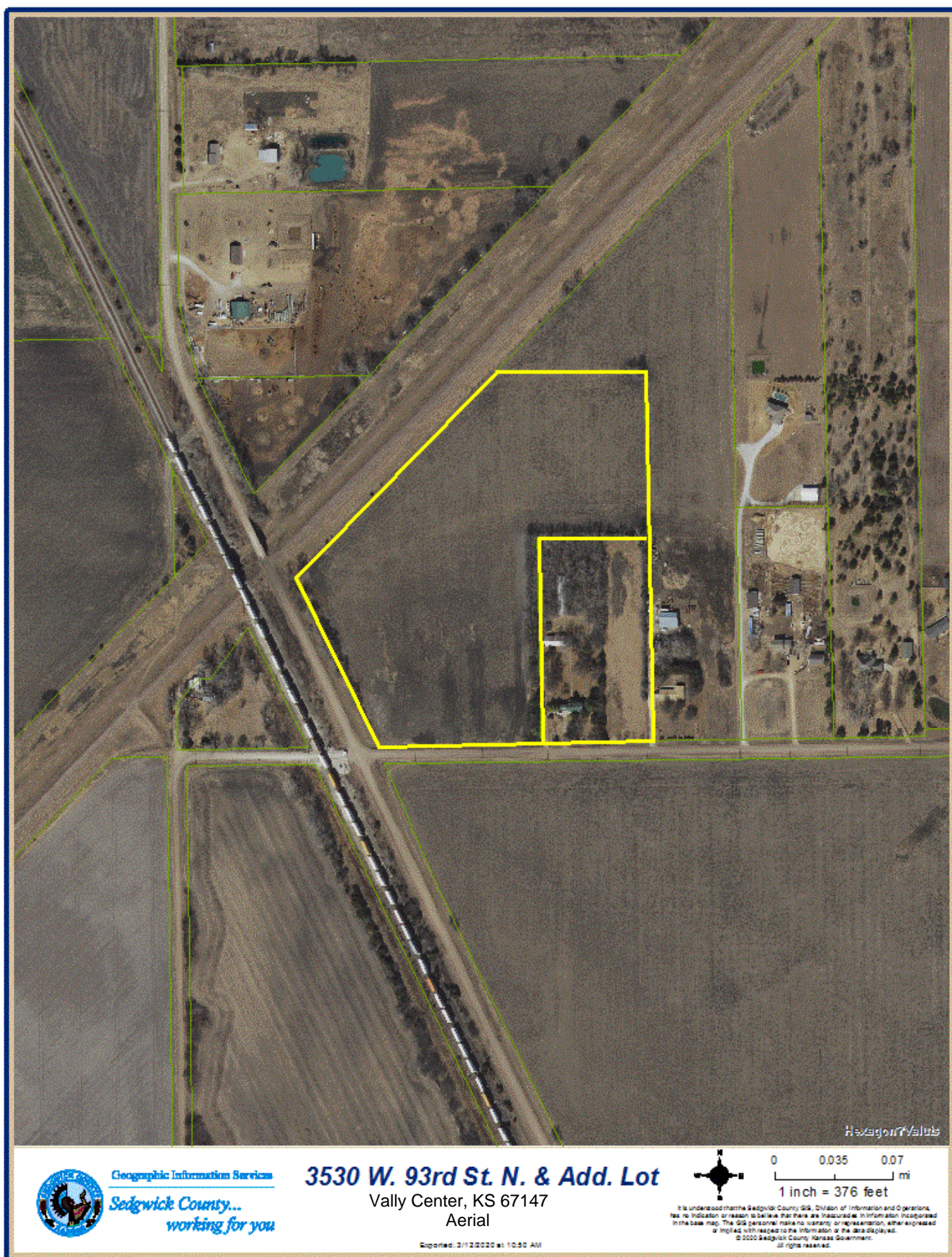


X,

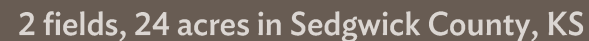
#### Area Not Included











TOWNSHIP/SECTION 25S 1W - 24

AVG NCCPI

COUNTY AVG

# 42.2

45.7



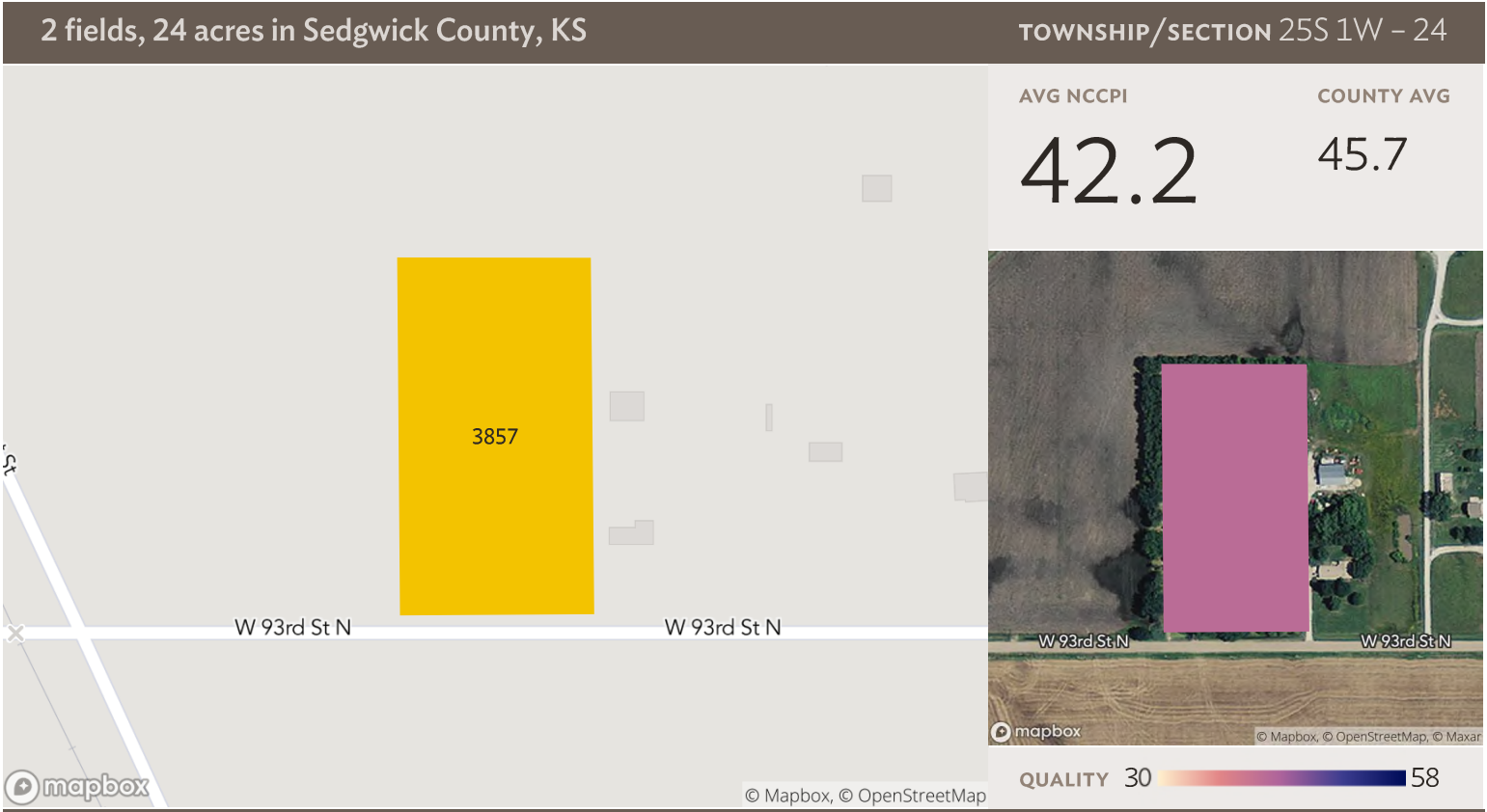
QUALITY 30  58

## All fields

Source: NRCS Soil Survey

24 ac

	SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■	3857	Goessel silty clay, 0 to 1 percent slopes	23.73	100.0%	2	42.2
			<b>23.73</b>			<b>42.2</b>



Source: NRCS Soil Survey

Field 1

5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ 3857	Goessel silty clay, 0 to 1 percent slopes	5.17	100.0%	2	42.2
		5.17			42.2





19 ac

## 42.2

**2 fields, 24 acres in Sedgwick County, KS**
**TOWNSHIP/SECTION 25S 1W – 24**


## All fields

24 ac


**2019**

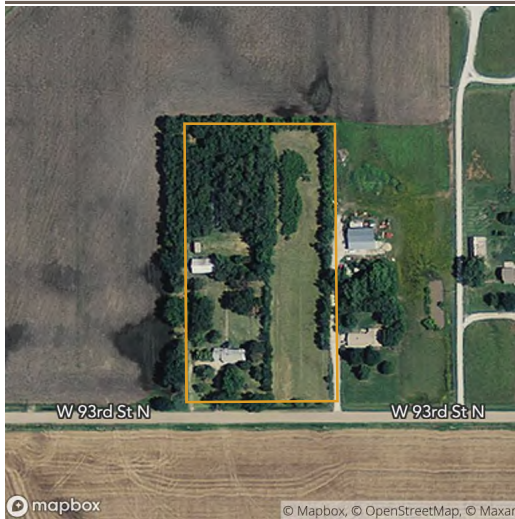
**2018**

**2017**

**2016**

**2015**

<span style="color: yellow;">■</span> Corn	60.3%	–	55.9%	14.1%	60.1%
<span style="color: green;">■</span> Grass/Pasture	22.5%	24.8%	28.4%	26.5%	25.6%
<span style="color: limegreen;">■</span> Soybeans	–	61.6%	6.6%	46.4%	–
<span style="color: darkgreen;">■</span> Forest	9.4%	11.1%	7.5%	8.4%	10.3%
<span style="color: purple;">■</span> Non-Cropland	6.0%	0.5%	0.5%	1.5%	0.5%
<span style="color: brown;">■</span> Other	1.7%	2.0%	1.2%	3.1%	3.5%



## Field 1

5 ac


**2019**

**2018**

**2017**

**2016**

**2015**

<span style="color: green;">■</span> Grass/Pasture	58.7%	60.4%	75.7%	71.4%	64.0%
<span style="color: darkgreen;">■</span> Forest	31.6%	39.6%	24.3%	28.6%	36.0%
<span style="color: purple;">■</span> Non-Cropland	9.6%	–	–	–	–

2 fields, 24 acres in Sedgwick County, KS

TOWNSHIP/SECTION 25S 1W – 24



## Field 2

19 ac



2019



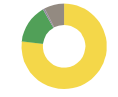
2018



2017



2016



2015

■ Corn

77.1%

–

71.4%

18.1%

76.9%

■ Soybeans

–

78.7%

8.4%

59.3%

–

■ Grass/Pasture

12.5%

14.8%

15.2%

14.0%

14.8%

■ Non-Cropland

5.0%

0.7%

0.7%

1.9%

0.7%

■ Other

5.4%

5.7%

4.3%

6.7%

7.6%



Source: NASS Cropland Data Layer

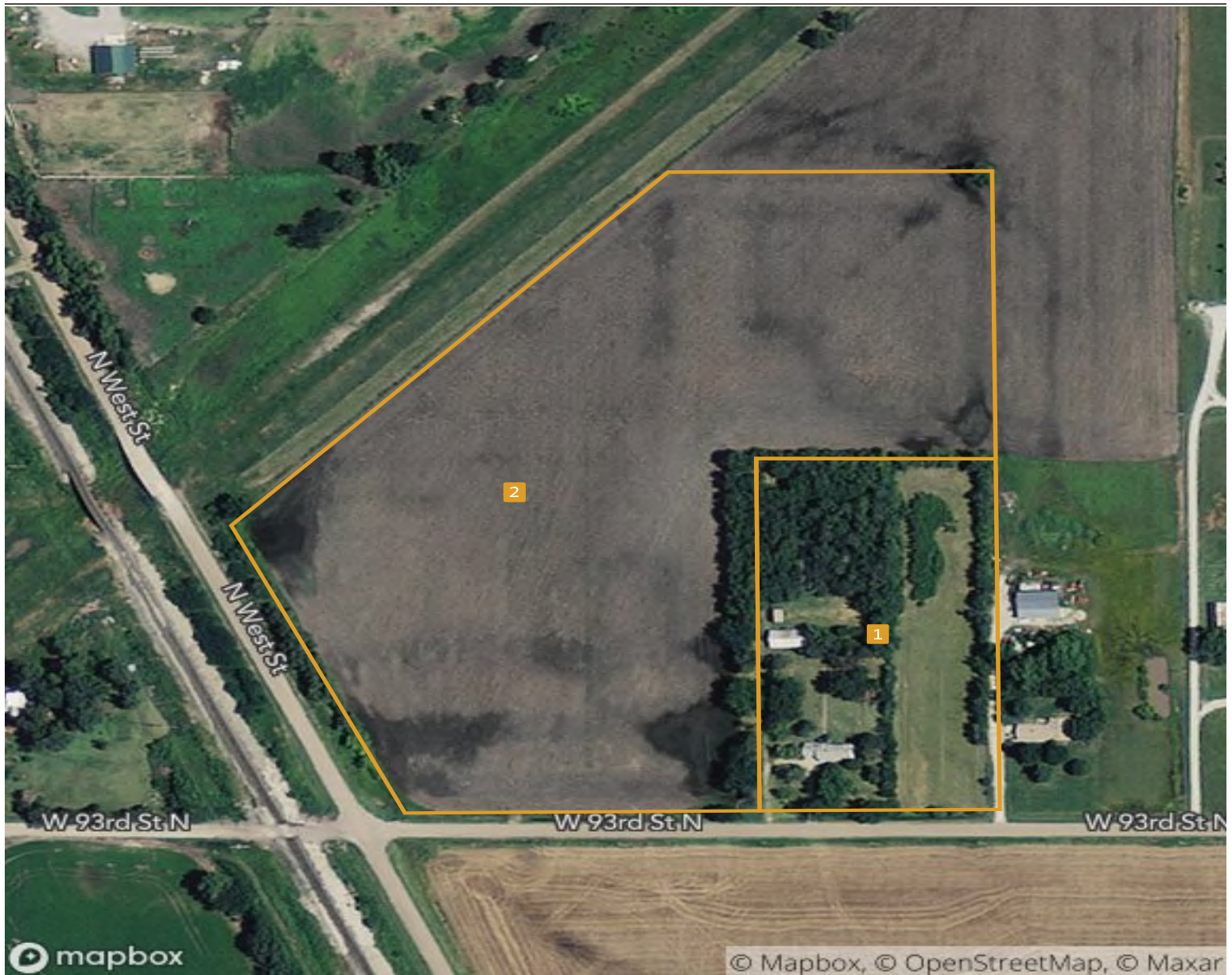


2 fields, 24 acres in Sedgwick County, KS

TOWNSHIP/SECTION 25S 1W – 24

## Sedgwick County, KS

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
1 	5.17	25S 1W – 24 APN: 036240330000500	CONGDON, WILLIAM M (03/10/2020)	
2 	18.56	25S 1W – 24 APN: 036240330000100	CONGDON, WILLIAM M (03/10/2020)	

**23.73**


## TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has been provided an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate. There will be a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
4. There will be a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
5. The Real Estate is not offered contingent upon financing.
6. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, or immediately available, certified funds and in the amount set forth by McCurdy. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.
7. Auction announcements take precedence over anything previously stated or printed, including these Terms and Conditions.
8. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
9. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the

protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.

10. In the event Bidder is the successful bidder at the auction, Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. In the event that Bidder is the successful bidder but fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
11. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors. Once a bid has been acknowledged by the auctioneer, the bid cannot be retracted.
12. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder and any guests or minors accompanying Bidder at this auction and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
13. Broker/agent participation is invited. Broker/agents must pre-register with McCurdy no later than 5 p.m. on the business day prior to the auction by completing the Broker Registration Form, available on McCurdy's website.
14. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
15. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the premises. Any person entering on the premises assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the premises, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
16. McCurdy reserves the right to establish all bidding increments.
17. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
18. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
19. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
20. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
21. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
22. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.



# GUIDE TO AUCTION COSTS

## WHAT TO EXPECT

### THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- Real Estate Commission (*If Applicable*)
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Any Judgments, Tax Liens, etc. Against the Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proration for the Current Year
- Any Unpaid Homeowner's Association Dues
- Rent Deposits and Prorated Rents (*If Applicable*)

### THE BUYER CAN GENERALLY EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- 10% Buyer's Premium (*If Applicable*)
- Document Preparation (*If Applicable*)
- Notary Fees (*If Applicable*)
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee (*If Applicable*)
- All New Loan Charges (*If Obtaining Financing*)
- Lender's Title Policy Premiums (*If Obtaining Financing*)
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. (*If Applicable*)

