



Reserve Real Estate Auction
Terms and Conditions

Address: 1367 N Oxford Rd, Mulvane KS 67110

The following terms and conditions form an integral part of the auction to be conducted by Sudduth Realty, Inc. on behalf of the Seller. The real estate offered for sale ("Property") at auction is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from Sudduth Realty, Inc. It is Bidder's obligation to familiarize themselves with the terms of the Auction, as bidding upon real estate at auction is final and irrevocable act. The terms of the Auction are not subject to change or negotiation after the fact. It is Bidder's responsibility to review all available printed materials and listen to the Auction announcements for updated or modified specifications, terms, or disclosures.

1. **DEFINITIONS.** Each capitalized term used in these Terms and Conditions shall have the meaning ascribed to such term herein. "Auction" shall refer to the public sale of the Property to be held on the Auction Date. "Seller" shall refer to the consignor of the Property. "Buyer" shall refer to the bidder offering the highest bid accepted by the Auctioneer for the Property. "Bidder" shall refer to any person or entity who has registered for or placed a bid at the Auction.
2. **CONSENT TO TERMS.** Registering for or bidding at the Auction will be deemed proof of Bidder's receipt of and agreement to be bound by these Terms and Conditions, any announcements made at the auction, and, if Bidder becomes the Buyer, the Contract for Purchase and Sale. Bidder further agrees and understands any announcements made during the Auction take precedence over anything previously stated or printed, including these Terms and Conditions.
3. **PROPERTY CONDITION.** The Property 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 Sudduth Realty, Inc., including, but not limited to, the following the condition of the Property; the Property's suitability for any or all activities or uses; the Property's compliance with any laws, rules, ordinances, regulation, or codes of any applicable government authority; the Property's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Property of any hazardous materials or substances; or any other matter concerning the Property. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Property prior to bidding.
4. **INSPECTIONS.** The Property is not offered contingent upon inspections. 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 mild; 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 Property prior to the auction and that Bidder has either performed all desired inspection or accepts the risk of not having done so. Any information provided by Seller or Sudduth Realty, Inc. has been obtained from a variety of sources. Seller and Sudduth Realty, Inc. 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 Property, Bidder is relying solely on Bidder's own investigation of the Property and not on any information provided or to be provided by Seller or Sudduth Realty, Inc.
5. **PERSONAL PROPERTY.** No personal property shall be conveyed with the Property unless specifically included in the Contract for Purchase and Sale.
6. **FINANCING CONTINGENCY.** The Property is being auctioned as a cash sale which is not contingent on Buyer's ability to obtain financing. It is Bidder's responsibility to ensure purchase money funds are in place prior to bidding at the Auction. Buyer's failure to close as a result of insufficient financing shall constitute a breach of contract.
7. **BIDDER REGISTRATION.** This Auction is for registered bidders only. Live Bidders MUST register their name, address, and telephone number with Sudduth Realty, along with a photo I.D. on or before the day of the Auction either in person or online.
8. **AUCTION PROCEDURE.** For purposes of the Auction, the Property will be offered in one parcel as identified in the Contract for Purchase and Sale. Bidder's bid constitutes an irrevocable offer to purchase the Property and Bidder may be bound by said offer. The final bid price shall be determined by competitive bidding. Bids remain open until the auctioneer declares the bidding closed. Should any dispute arise between Bidders, the Auctioneer shall have the right to make the final decision to either determine the successful Bidder or to re-sell the property that is in dispute. Auctioneer's sales records shall be conclusive in all respects. It is the responsibility of Bidder to make sure that Sudduth Realty is aware of Bidder's attempt to place a bid. Sudduth Realty disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. Sudduth Realty is not responsible for errors in bidding and Bidder releases and waives any claim against Sudduth Realty for bidding errors.
9. **BUYER'S PREMIUM.** A buyer's premium of 10% of the final bid price (\$1,500 minimum) will be added final bid price determine the total sales price ("Sales Price") for the Property.
10. **RESERVE AUCTION.** The Property shall be sold to the highest bidder, subject to a minimum bid or reserve price.
11. **EXECUTION OF CONTRACT.** Buyer must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of personal check, cashier's check, or immediately available certified funds in the amount set forth by Sudduth Realty. The balance of the Sales Price will be due in immediately available certified funds at closing on the specified closing date. Closing must occur within 30 days of the date of the Auction, or as otherwise agreed by Seller and Buyer.
12. **EARNEST MONEY DEPOSIT.** Upon completion of the Auction, Buyer shall deliver to Seller a non-refundable earnest money deposit equal to 10% of the sales Price.



Reserve Real Estate Auction
Terms and Conditions - Continued

- 13. ASSIGNMENT. No Bidder or Buyer may assign any of its rights or obligations under these Terms and Conditions, including their bid or obligation to purchase the Property, without the written consent of Seller and Sudduth Realty, Inc. In the event such written consent is provided, these Terms and Conditions are binding on Bidder and Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
14. FAILURE BY BUYER. If Buyer fails or refuses to execute the Contract for Purchase and Sale, 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 Buyer and Seller for the sale and purchase of the Property.
15. ONLINE AUCTIONS/BIDS. In the case of online bidding neither the company providing the software nor Sudduth Realty, Inc. shall be held responsible for any missed bid or the failure of the software to function properly for any reason. A winning online bidder is required to execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the amount set forth by Sudduth Realty, Inc. the next business day following the conclusion of the Auction. Such earnest money deposit must be in the form of wire transfer, cashier's check, or personal check with bank letter of guarantee. The closing time of an online auction shall automatically extend an additional 2 minutes whenever a bid is placed within the last 2 minutes of the scheduled closing time.
16. BROKER/AGENT PARTICIPATION. Real estate broker or agent participation is welcomed. Any brokers or agents must pre-register with Sudduth Realty, Inc. no later than 5p.m. 2 business days prior to auction date by completing the Broker Registration Form, available on SudduthRealty.com. If buyer has a buyer's broker have the buyer's broker register with Sudduth Realty in advance of registering online.
17. CHOICE OF LAW. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas. 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.
18. AUCTIONEER'S LIABILITY. Sudduth Realty, Inc. is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will Sudduth Realty, Inc. be liable to Bidder for any 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. 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. Sudduth Realty, Inc. may not be held responsible for the correctness of any such representation or warranties or for the accuracy of the description of the Property. Neither Seller nor Sudduth Realty, Inc. including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Property. Any person entering on the Property assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and Sudduth Realty, Inc. expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Property, whether obvious or hidden. Seller and Sudduth Realty, Inc. are not responsible for any lost, stolen, or damaged property.
19. AGENT OF SELLER. The Auctioneer, Sudduth Realty, Inc. (and any appointed real estate agent, where applicable), is acting as a designated Seller's agent and not as an agent of the Buyer. The Buyer may be required to sign an Agency Agreement acknowledging that they are aware they are not receiving any representation.
20. MEDIA RELEASE. Bidder authorizes, and warrants that such Bidder has authority and consent to authorize, Sudduth Realty, Inc. to film, photograph, or otherwise record the voice or image of Bidder and any guest or minor accompanying Bidder at this Auction, and to use the films, photographs, recordings, or other information about the Auction, including the sales price of the Property, for promotional or other commercial purposes.
21. REFUSAL OF SERVICE. Sudduth Realty, Inc. 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, and may further to refuse admittance to or expel anyone from the auction premises for interference with the Auction activities, nuisance, canvassing or any other reason deemed necessary by Sudduth Realty, Inc.
22. FAIR HOUSING. Sudduth Realty, Inc. is committed to compliance with all federal, state, and local fair housing laws, and will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. Sudduth Realty, Inc. will allow reasonable accommodation or reasonable modification based upon a disability-related need.
23. CONTACT INFORMATION. Sudduth Realty, Inc. is committed to protecting your privacy and will only share personal information you provide with third parties for the purpose of improving our services or for providing notifications and marketing. You may opt out of any contact or notifications, or to have us remove your personal information by sending a request to our office at office@sudduthrealty.com.

Seller [Signature] Date 7/8/24 Buyer _____ Date _____

Seller [Signature] Date 7/8/24 Buyer _____ Date _____



27 WATER/SEWAGE SYSTEMS (See Part II Also)							HEATING & COOLING SYSTEMS							
28 TRANSFERS TO BUYER							TRANSFERS TO BUYER							
None	Does Not Transfer	Working	Not Working	Don't Know	Smart Device	Indicate the condition of the following items by marking the appropriate boxes.	None	Does Not Transfer	Working	Not Working	Don't Know	Smart Device	Indicate the condition of the following items by marking the appropriate boxes.	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sewage Systems - Lagoon	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooling System	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type BRYANT	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Backup Sump Pump/Battery none	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Age 1 year	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating System	
						Type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type Propane	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater (Circle One) Elect Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Age 2 P YRS.	
	50 gal.	1002				Size & Age yr. PROPANE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window/Wall Air Conditioning Units none	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Instant Hot Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic Air Filter none	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener none	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier none	
						(Circle One) Own Rent/Lease	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace YES	
						Company	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Purifier/Reverse Osmosis none	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood burning Stove YES	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground Sprinkler System YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chimney/Flue - Date Last Cleaned 10-23	
						Backflow Device (Circle One) YES NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas Log Lighter none	
						Date Last Tested or Inspected	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whole House Attic Fan none	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Equipment none	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Equipment - (Circle One) Own Rent/Lease Company none	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub/Spa none	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Geothermal none	
47 Comments:							47 Comments:							
48							48							
49							49							
50							50							
51 MEDIA							SMART DEVICES							
52 TRANSFERS TO BUYER							Any additional smart technology devices not covered in this form to transfer with the property, and any additional comments. Please list below:							
None	Does Not Transfer	Working	Not Working	Don't Know	Smart Device	Indicate the condition of the following items by marking the appropriate boxes.	53							
								54						
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	55							
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# of Rcvrs/Remotes	56							
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attached Antennas none	57							
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks - Dish network	58							
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attached Television Mount(s) none	59							
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Projector(s) none	60							
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Projector Screen(s) none	61							
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Surround Sound Speakers none	62							
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wired for Surround Sound No	63							
64 Comments:							Any Additional Comments For Part I.							
65							64							
66							65							
67							66							
68							67							

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 type="checkbox"/> Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): <input type="checkbox"/> YES <input type="checkbox"/> NO
			To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Movement, shifting, deterioration or other problems with walls or foundation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracks or flaws in the walls, floors or foundation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Problems with driveways, walkways, patios, retaining walls, party walls?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Problems with operation of windows or doors, or broken seals? <input checked="" type="checkbox"/>
<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? + garage
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the floors?
Additional Comments:			

MAN DOOR IN GARAGE WILL NOT CLOSE PROPERLY

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
			Age: <u>10 YEARS</u> Type: <u>Shingle</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any <input checked="" 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>Approx. 2014</u> (Identify details below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:			

Small leaks around vents, but HAVE BEEN REPAIRED

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.			
			To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Presence of any mold/mildew in the property?
<input checked="" type="checkbox"/>	<input 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:			

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to Rural Water? If YES, Transfer Fee: <u>20</u> District: <u>#3</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to any private water systems? (Mark all that apply.)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Drinking Well	<input checked="" type="checkbox"/> Irrigation Well
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Working? Type: _____ Location: <u>BACKYARD by garden</u> Depth: <u>70 ft.</u>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Working? Type: _____ Location: _____ Depth: _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Working? Type: _____ Location: _____ Depth: _____	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a septic system? Date Last Pumped: _____	
			Tank Size: _____ Location: _____	
			# feet laterals: _____ # Feet infiltrators: _____ Location: _____	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a lagoon system? Location: <u>Behind garden in backyard</u>	
<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"/>	Has the main waste disposal line ever been snaked or scoped?	
<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	
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>				
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.? <u>NO</u>	
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any accumulation of water within the basement/crawl space?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump Pump(s) Location(s): <u>Basement</u>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drain Tiles (If YES, mark all that apply.)	<input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR
Additional Comments:				
<u>Garbage disposal leak approx 3 years ago.</u>				

YES	NO	DON'T KNOW	SECTION 6 PEST, WOOD INFESTATION & DRY ROT	
<input checked="" type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have there been any repairs of such damage? (If YES, explain below.)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property currently under a termite warranty or other coverage by a licensed pest control company?	
			Company: _____	Warranty Expiration Date: _____
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any professional pest control treatments in the last 5 years? (If YES, explain below.)	
Additional Comments:				
<u>Some dry rot on trim on front porch</u>				
<u>Some dry rot thruout siding - but has had most replaced.</u>				

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.

SECTION 7

ENVIRONMENTAL CONDITIONS

YES NO DON'T KNOW

- Is the property located in a subdivision with a master drainage plan?
If YES, Is the property in compliance?
- Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
- Are there any producing or non-producing gas/oil wells on the property or adjacent property?
- Do mineral rights convey to buyer? If NO, please define: no mineral rights
Groundwater contamination has been detected in several areas in the State of Kansas.
- Are you aware of groundwater contamination or other environmental concerns?
- Any reports or records pertaining to groundwater contamination or other environmental concerns?
- Are there any diseased or dead trees and shrubs?
To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)
- Asbestos
- Contaminated soil or water (Including drinking water)
- Landfill or buried materials
- Lead-based paint (If YES, attach disclosure.)
- Radon gas in house or well Has a mitigation system been installed? (Mark One) YES NO
- Methane Gas
- Oil sheers in wet areas
- Radioactive material
- Toxic material disposal (solvents, chemicals, etc.)
- Underground fuel or chemical storage tanks
- EMFs (Electro Magnetic Fields)
- Urea formaldehyde foam Insulation (UFFI)
- Other: _____
- 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?
- To your knowledge, are any of the above conditions present near your property?

Comments:

1 dead tree at pond.

SECTION 8

BOUNDARIES/LAND

YES NO DON'T KNOW

- Have you had a survey of the property? (If YES, attach copy if available.)
- Are the boundaries of your property marked in any way? T-post
- Is there any fencing on the boundaries of the property?
Does fencing belong to the property? If YES, which sides? _____
- Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
- Is the property owner responsible for maintenance of any such shared feature(s)?
- To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
- To your knowledge, is any portion of the property located in a federally designated flood plain?
- Do you currently, or have you ever, paid flood insurance for the property?
- To your knowledge, is any portion of the property located in a designated wetlands area?
- Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)
- EXPANSIVE SOIL
- EARTH MOVEMENT
- FILL DIRT
- UPHEAVAL
- SLIDING
- EARTH STABILITY PROBLEMS
- SETTLING

Comments:

A few small quakes in area approx 10 yrs ago.

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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.

			SECTION 9			
YES	NO	DON'T KNOW	SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION			
The law requires that the Seller disclose the existence of special assessments against a property.						
<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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<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 type="checkbox"/>	<input checked="" type="checkbox"/>	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any violations of such covenants and restrictions?			
Comments:						

			SECTION 10			
YES	NO	DON'T KNOW	MISCELLANEOUS			
<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 without obtaining required permits?			
<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 there been any insurance claims during the seller's ownership?			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Were repairs made? If so, explain: <u>yes, roof replaced</u>			
<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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		
			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 checked="" 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, holistic, 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any transferable warranties on the property or any of its components?			
Comments:						

* Stains on carpet from dog. * 2 warranty for appliances not sure if is transferable.

Any Additional Comments For Part II:

Established garden ASPA rugus. 3 loaded McIntosh apple trees.
 Various established flower beds with perennials.
 Shed. by pond, has electrical power and lights.

Property Address: 1367 N Oxford Rd. Mulvane KS 67110**Real Estate Brokerage Relationships**

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Mark Sudduth
Licensee


Supervising/branch broker

Approved by the Kansas Real Estate Commission on October 10, 2017

Sudduth Realty Inc.

Real estate company name approved by the commission


Buyer/Seller Acknowledgement (not required)



7/8/24

7/8/24

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The Parcel Number for this Property is 096-011-11-0-00-00-002.03-0
Quick Ref ID: 24

Owner Information

Owner Name	TRAVIS, JERRY LEE & BETTY SUE; REV LIV TR
Address	1367 N OXFORD RD MULVANE, KS 67110

Property Situs Address

Address	1367 N OXFORD RD, Mulvane, KS 67110
----------------	-------------------------------------

Land Based Classification System

Function	Single family residence (detached)
Activity	Household activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Residential - R
Living Units	1
Zoning	
Neighborhood	607
Tax Unit Group	019

2024 Appraised Value

Class	Land	Building	Total
Residential - R	64,500	254,720	319,220
Total	64,500	254,720	319,220

2023 Appraised Value

Class	Land	Building	Total
Residential - R	50,560	247,780	298,340
Total	50,560	247,780	298,340

Tract Description

S11 , T30 , R02E , ACRES 3.0 , BEG 955'N & 30'W SE COR NE4 TH W654',N200',E654',S200' TO POB Lot Width: 200.0 Lot Depth: 654.0 Deed Book/Page 0725/0054 0467/0464

Building Permit Information

Permit Number	Amount	Issue Date	Description
03029	1,000	3/27/2002	
02250	60,000	4/7/1995	

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
0725	0054	0467	0464				

Handwritten notes: 0725, 0054, 0467, 0464

Market Land Information

Handwritten note: 257

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Acre	Primary Site - 1	3										64,500

Dwelling Information

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Ranch
Quality	AV	Bsmt Type	Walkout - 5
Year Built	1995	Total Rooms	7
Eff Year		Bedrooms	4
MS Style	One Story	Family Rooms	1
LBCS Struct	Detached SFR unit	Full Baths	3
No. of Units		Half Baths	0
Total Living Area		Garage Cap	2
Calculated Area	1,603	Foundation	Concrete - 2
Main Floor Living Area	1,603		
Upper Floor Living Area Pct.			
CDU	GD		
Phys/Func/Econ	GD/ /		
Ovr Pct Gd/RCN	/324,003		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

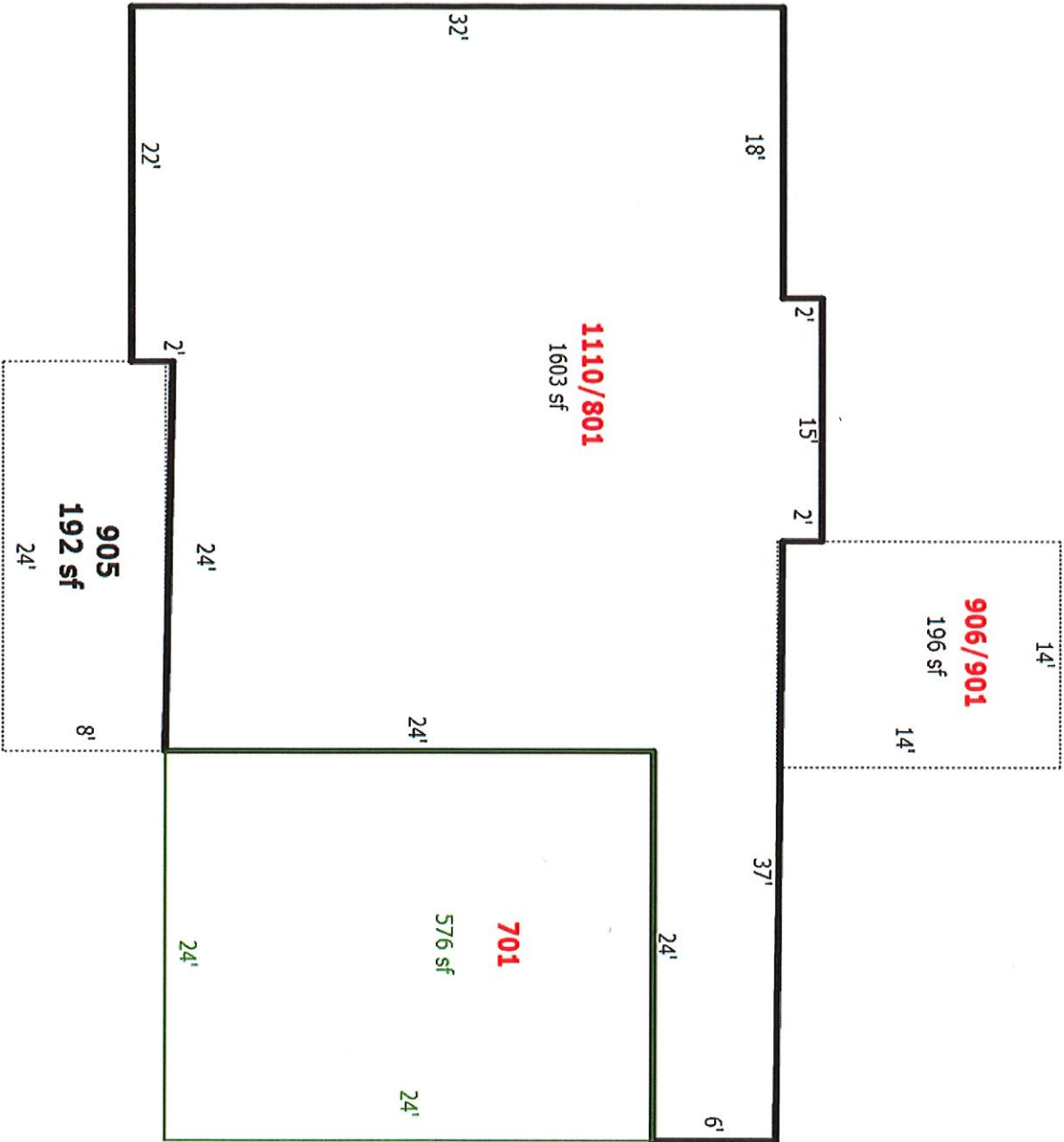
Dwelling Components				
Code	Units	Pct	Quality	Year
Attached Garage (SF)	576			
Garage Finish, Attached (SF)	576			
Raised Slab Porch (SF) with Roof	192			
Frame, Siding, Wood		100		
Composition Shingle		100		
Total Basement Area (SF)	1,568			
Raised Subfloor (% or SF)	1,598			
Partition Finish Area (SF)	1,400			
Warmed & Cooled Air		100		
Plumbing Fixtures (#)	11			
Plumbing Rough-ins (#)	1			
Automatic Floor Cover Allowance				
Open Slab Porch (SF)	196			3 1995
Wood Deck (SF) with Roof	196			
Single 1-Story Fireplace (#)	1			

Building Improvements																					
Id	Occupancy	MSCIs	Rank	Qty	Yr Bit	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
26	Prefabricated Storage Shed	D	2.00	1	2002			270	66	8	18 X 15	1	1	3	3				5,870	18	1,060

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32.1
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SUMNER COUNTY

Planning Zoning Environmental Health



110 E 10th Street ♦ Wellington, KS 67152 ♦ Phone: (620) 326-2207 ♦ Fax: (620) 399-1033 ♦ http://co.sumner.ks.us
JERRY & BETTY TRAVIS
 1367 N. OXFORD RD.
 MULVANE, KS 67110

WO #: DATE: PB:

PROPERTY DESCRIPTION: All of Sumner County, KS			
LEGAL DESCRIPTION	<input type="text" value="SEC NE4"/>	LOT: <input type="text"/>	BLK: <input type="text"/>
SECTION:	<input type="text" value="11"/>	TOWNSHIP:	<input type="text" value="30"/>
PARCEL:	<input type="text" value="011-11-0-00-00-002.03-0"/>	RANGE:	<input type="text" value="2E"/>
SIZE OF TRACT:	<input type="text" value="3.0 +/- ACRES"/>	TOWNSHIP:	<input type="text" value="GORE"/>
SITE ADDRESS	<input type="text" value="1367 N. OXFORD RD."/>	PO VERIFIED:	<input type="text" value="25-Jun-24"/>
OWNER OF RECORD:	<input type="text" value="JERRY & BETTY TRAVIS"/>		
MAILING ADDRESS:	<input type="text" value="1367 N. OXFORD RD."/>	DIST:	<input type="text" value="R-D"/>
	<input type="text" value="MULVANE, KS"/>	<input type="text" value="67110"/>	

FIELD APPRAISAL

- REFINANCE
 PROPERTY TRANSFER
 OTHER

BUYER:
 REALTOR:
 LENDER:

WATER SUPPLY SYSTEM: INSPECTION DATE:

- NOT APPLICABLE
 CONNECTED TO PUBLIC SUPPLY SYSTEM
 Private Well (s):
 APPROVED CONSTRUCTION INSPECTION ONLY

REMARKS:

SEWER SYSTEM: INSPECTION DATE:

- NOT APPLICABLE:
 CONNECTED TO PUBLIC SEWER SYSTEM
 Private Sewer System
 APPROVED CONSTRUCTION INSPECTION ONLY

TYPE OF SYSTEM: SEPTIC/LATERAL-CHAMBERS
 SIZE/TYPE OF TANK:
 GAL:
 WASTE STABILIZATION POND
 SIZE:

REMARKS:

- LATERAL FIELD UNKNOWN:
 NO EFFLUENT OBSERVED:
 IF EFFLUENT SURFACES PERMIT TO CONSTRUCT/UPGRADE WILL BE REQUIRED

PAYMENT RECEIVED:
 RECEIPT#

CERTIFIED BY: 
 DATE:

DISTRIBUTION: MAIL FAX EMAIL

SEE STATEMENT OF UNDERSTANDING ON REVERSE

STATEMENT OF UNDERSTANDING:

Under provisions of the Sumner County Environmental Code K.A.S. 19-3701 et. seq., as amended, as adopted by the Sumner County Board of Commissioners, Section 1-3.5.3: Issuance of this inspection under this Code shall not be construed or interpreted as imposing upon the county or its officials or employee (1) any liability or responsibility for damages to any property, or (2) any warranty that system, installation or portion hereof that is constructed or repaired under permits and inspections required by the protection code will function properly. Permits are required prior to repair or installation of any portion of any system. It is the responsibility of the Contractor/Property Owner/Agent to obtain permits and notify area utility companies prior to ground-breaking. 1-800-DIG-SAFE. Furthermore, it is the responsibility of the Contractor/Property Owner/Agent to ensure systems are within the Environmental Codes prior to property transfer.

Pursuant to Sumner County Environmental Code

Chapter 2-4.6 Transfer of Property Ownership: No person shall transfer the ownership of any property with a private wastewater system or sanitary privy until it has been inspected and approved by the Administrative Agency.

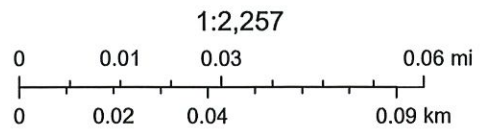
Chapter 3-7.0 Transfer of Property Ownership: No person shall transfer the ownership of any property with a water supply subject to the regulations of this code until the supply is inspected by the Administrative Agency and the results of that inspection are made available to the transferee.

Enter Title



5/21/2024, 1:02:15 PM

- Appraisers Office Land Ownership (Parcels)
 - Roads
 - PLSS Sections
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- NAIP 2023 Aerial Image (June/July, leaf on, 1' pixel)
- NG911 2021 Aerial Image (Mar/Apr, leaf off, 1' pixel)



Esri, HERE, Garmin, INCREMENT P, NGA, USGS



Turn to the Experts ! **WORK ORDER**

3532 N Comotara
 Wichita KS 67226
 316-943-4328

WORK ORDER: 419322

DATE: 06/24/2024

CUSTOMER: Jerry Travis (AR#:TRAV015)
 STREET: 1367 N. Oxford Rd.
 CITY: Mulvane, KS 67110
 CONTACT: Rod Slack

DESCRIPTION: lam 20 min notice c/c 640-3722 Inspect equipment for home sell - quoted \$190 p/h neds to be Brett, Ron or Dylan

CALL TYPE: 480 HVAC Residential

TROUBLE REPORTED: Inspect Equipt.

WORK PERFORMED: Here today to inspect furnace and ac
 Starting off with furnace.
 Bryant furnace
 M#395CAV048091AEJA
 S#395CAV048091
 Unit is a 1995 furnace converted to propane.
 Checked for cracks in heat exchanger. None found.
 Checked gas pressures. Adjusted to be in spec they were slightly high.
 Found blower motor not getting to full speed.
 Found weak cap on blower. Quoted and replaced. Replaced with 10uf cap.
 Blew out compartments to removed dust and small debris.
 Temp rise in spec at 53 degrees.
FURNACE IS IN GOOD WORKING CONDITION.
 Moved on to the AC.
 Appears the ac side of the system got changed in 2022.
 New Evap and condensing unit.
 Could not access the Evap coil to get model and serial.
 Condensing unit
 Trane
 M#J4AC4048A1000AA
 S#221730634J
 Checked pressures. Good 22sh 8sc
 Checked cap. Good.
 Checked amp draws. Good
 Washed condensing coil.
 Final test. Pass.
 Both systems are in working condition and ready to be used for there respective seasons.
 Thank you for choosing Fahnestock. Brett Judd on Jun 24, 2024

PARTS				
QUANTITY	DESCRIPTION	EQUIPMENT	UNIT	TOTAL
1	CAP-A01 Replace 3 to 15mfd Run Cap	--	--	\$142.00
1	Dual cleaning and inspection for seller	--	\$190.00	\$190.00

LABOR					
DATE	LABOR	TECHNICIAN/DESC	EQUIPMENT	UNIT	TOTAL

SALE AMOUNT	\$332.00
SALES TAX	\$0.00
BALANCE	\$332.00

IS JOB COMPLETE? --

Customer

Name:

Date: 06/24/2024 10:33 AM

Comments:

Email

rslack2@yahoo.com,

Customer Signature



Employee

Name: Brett Judd

Date: 06/24/2024 10:33 AM

Comments: Paid card

TERMS AND CONDITIONS

"Flat Rate" items include parts and labor charges. Limited Warranty: All labor and materials are warranted for a period of one year from date of repair and may include additional manufactures warranty. Labor is warranted only as it applies to the specific repair effected. Leaks and refrigerant warranted only at specific leak repair point. Default of payment, unauthorized alterations/repairs, accidents or act of God will void Fahnestock warranties. Fahnestock is not responsible for water/mold damage related to the failure of customer to set proper humidity levels, maintain proper drainage for the HVAC system, or to prevent moisture leaks from vents or the structure or any other reason. In accepting service you proclaim authority to order the work listed which has been completed to your satisfaction. Title to materials furnished remains that of the seller until full payment is received. Payment is due upon completion and is subject to fees and/or collections after 90 days. Unless otherwise noted all applicable taxes and/or fees are included in the above total.