



Reserve Real Estate Auction
Terms and Conditions

Address: 2816 S Martinson, Wictita KS 67217

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	Date	Buyer	Date
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Seller	Date	Buyer	Date
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Parcel ID: 087-213-06-041-01-012-00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R181636

Tax Year: 2024 Run Date: 8/6/2024 11:54:40 AM

OWNER NAME AND MAILING ADDRESS

SLACK CHARLES E & BONNIE J

2816 S MARTINSON

WICHITA, KS 67217-2348

PROPERTY SITUS ADDRESS

2816 S MARTINSON AVE

WICHITA, KS 67217

LAND BASED CLASSIFICATION SYSTEM

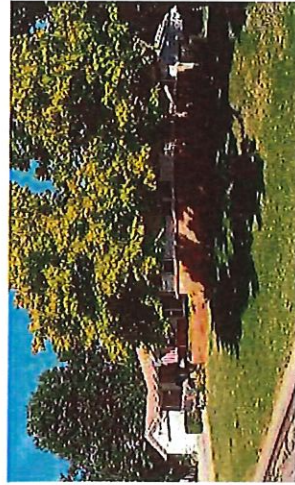
Function: 1101 Single family re. Sfx:
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Property Type: RU-Urban Res Homesite
Living Units: 1
Zoning: SF-5
Multi-Zoning: N Non-Conforming: N
Neighborhood: 535.0 535.0
Economic Adj. Factor: /
Map / Routing: 0602 USD 259
School District: 00211940
Legacy ID:
Investment Class:
Tax Unit Group: 6707-6707 006 WICHITA U-259-RD RI

TRACT DESCRIPTION

LOT 14 EXC N 140 FT & EXC S 30 FT
MARTINSON'S 10TH, ADD.



213060410101200 10/13/2021

Image Date: 10/26/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Table with columns: Date, Time, Code, Reason, Appraiser, Contact, Code. Rows include inspection dates from 07/20/2021 to 08/21/2015.

BUILDING PERMITS

Table with columns: Number, Amount, Type, Issue Date, Status, % Comp. Rows include permit numbers 16-RS1904 and 16-RS1906.

2024 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Row for Class R shows values 13,900, 99,400, 113,300.

2023 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Row for Class R shows values 13,900, 86,400, 100,300.

Summary table with columns: Total, Land, Building, Total. Values: Total 13,900, Land 13,900, Building 99,400, Total 113,300.

MISCELLANEOUS IMPROVEMENT VALUES

Table with columns: Value, Reason Code. Row for NEW CONSTRUCTION shows Value 1,700 and Reason Code R0108.

MARKET LAND INFORMATION

Table with columns: Size, Type, AC/SF, Eff FF, Depth, D-Fact, Inf1, Inf2, Fact2, OVRD, Rsn, Cls, Model, Base Size, Base Val, Inc Val, Dec Val, \$/Unit, Value Est. Row for 1-Primary Site - 1 shows values 9,319, 1,700, 0.27, 0.27, 1.49, 13,900.

Total Market Land Value 13,900

Parcel ID: 087-213-06-0-41-01-012-00-

SGORIONPROD Expanded Appraisal Card

Tax Year: 2024 Run Date: 8/6/2024 11:54:40 AM

Quick Ref: R181636

DWELLING INFORMATION

Situs: 2816 S MARTINSON AVE WICHITA, KS
Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Bt: 1956 Est:
Eff Year:
MS Style: 1-One Story
LBCS Struct: 1110-Detached SFR unit

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 2-Crawl - 2
Total Rooms: 5 Bedrooms: 3
Family Rooms:
Full Baths: 1 Half Baths: 1
Garage Cap:
Foundation: Concrete - 2
Model/Mkt Area: 02 - 75,000 - 125,000

CALCULATED VALUES

Cost Land: 13,900
Cost Building: 105,330
Cost Total: 119,230
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 0
Manufactured Homes: 0
Income Value: 0
Market Value: 131,100
MRA Value: 124,200
Weighted Estimate: 134,000
New Construction: 0
Indexed Value: 0

IMPROVEMENT COST SUMMARY

Dwelling RCN: 157,260
Percent Good: 62
Mkt Adj: 100 Eco Adj: 100
Building Value: 97,500
Other Improvement RCN: 16,670
Other Improvement Value: 7,830

FINAL VALUES

Value Method: OVR
Land Value: 13,900
Building Value: 99,400
Final Value: 113,300
Prior Value:

DWELLING COMPONENTS

Table with columns: No., Code, Units, Pct, Year. Includes items like 102-Frame, Metal or Vinyl Siding, 208-Composition Shingle, 351-Warmed & Cooled Air, etc.

OTHER BUILDING IMPROVEMENTS

Table with columns: No., Dimensions, Stories, Phys, Func, Econ, OVR%, Rsn, Cls, % Comp, RCN, %Gd, Value. Includes item 12: 909-Enclosed Porch, Solid Walls.

DWELLING COMPONENTS

Table with columns: No., Occupancy, MSCls, Rank, Qty, Yr, Bit, Eff, Yr, LBCS, Area, Perim, Hgt, Dimensions, Stories, Phys, Func, Econ, OVR%, Rsn, Cls, % Comp, RCN, %Gd, Value. Includes item 152: Residential Garage - Detach.



Parcel ID: 087-213-06-0-41-01-012.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R181636

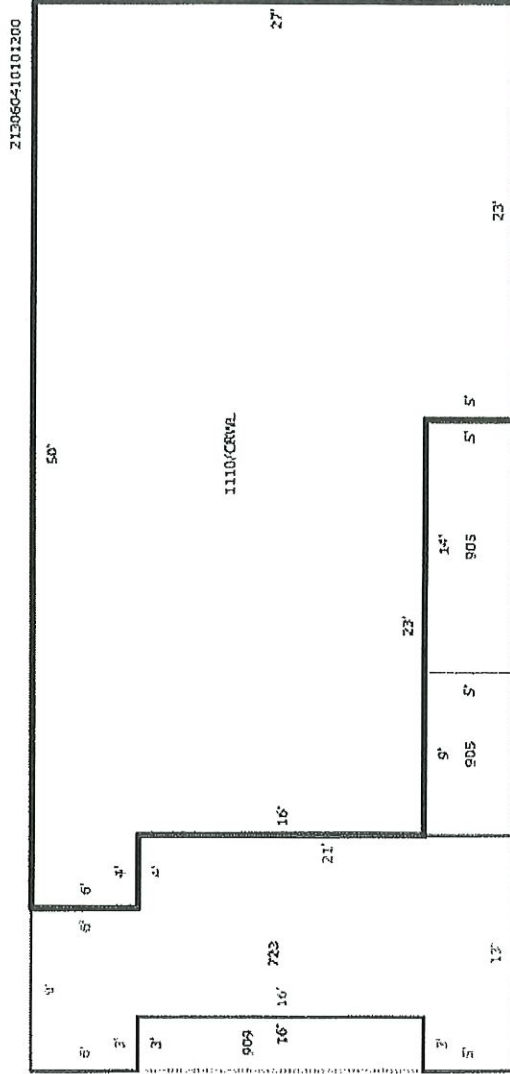


Tax Year: 2024 Run Date: 8/6/2024 11:54:40 AM

Situs: 2816 S MARTINSON AVE WICHITA, KS 67217

Charles E. Slack

Bonnie J. Slack



Search by Area Search



Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: **2816 S Martinson, Wichita, Ks, 67217**

Seller: **Charles E. and Bonnie J. Slack**

Date of Purchase

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

Rev 12/23

SELLER'S INITIALS: CS

Pg 1 of 7

BUYER'S INITIALS: _____

#1004

WATER/SEWAGE SYSTEMS (See Part II Also)						HEATING & COOLING SYSTEMS					
TRANSFERS TO BUYER						TRANSFERS TO BUYER					
None	Does Not Transfer	Working	Not Working	Don't Know	Smart Device	None	Does Not Transfer	Working	Not Working	Don't Know	Smart Device
Indicate the condition of the following items by marking the appropriate boxes.						Indicate the condition of the following items by marking the appropriate boxes.					
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Copper/lead						Rheem					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
40 gal						15-16 yrs					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Comments:						Comments:					
MEDIA						SMART DEVICES					
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	Any Additional Comments For Part I.					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Comments:											



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.

70

71 SECTION 1

72 STRUCTURAL FOUNDATION/WALLS

73 YES NO DON'T KNOW

74 Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)?
 If YES, are you aware of any adverse conditions? _____

75 _____

76 Indicate all that apply: Basement Crawl Space Slab

77 Are there any structural engineer's report(s) available?
 If YES, Date of Report: _____ Copy Attached? (Mark One): YES NO

78 To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)

79 Movement, shifting, deterioration or other problems with walls or foundation?

80 Cracks or flaws in the walls, floors or foundation?

81 Problems with driveways, walkways, patios, retaining walls, party walls?

82 Problems with operation of windows or doors, or broken seals?

83 Any corrective actions to items in this section? (Example - Piering, bracing, etc.)

84 Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)

85 Is there insulation in the walls?

86 Is there insulation in the floors?

87 Additional Comments:

88

89

90

91

92

93 SECTION 2

94 ROOF/INSULATION

95 YES NO DON'T KNOW

96 Age: 10 yrs approx Type: Comp

97 To your knowledge, are there any PAST PRESENT roof leaks? (Mark One)
 If any, identify details below.

98 During your ownership, has the roof ever been REPLACED? REPAIRED? (Mark One)
 If YES, Date: 10 yrs (Identify details below.)

99 Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)

100 Do you know of any problems with chimneys or chases? (If YES, explain below.)

101 Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)

102 Is there insulation in the ceiling/attic?

103 Additional Comments:

104

105

106

107

108 SECTION 3

109 MOLD/MILDEW

110 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,
 111 and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or
 112 touching mold spores may cause allergic reactions in sensitive individuals.

113 To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)

114 Presence of any mold/mildew in the property?

115 Any problems created by mold or mildew for occupants of the structure during your ownership?

116 Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)

117 Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)

118 Has the property had any professional mold remediation during your ownership? If YES, Date: _____

119 Additional Comments:

120

121

122



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

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

126 SECTION 4
127 WATER/SEWAGE SYSTEMS

128 Is the property connected to City Water?

129 Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____

130 Is the property connected to any private water systems? (Mark all that apply.)

131 Drinking Well Irrigation Well Geo-Thermal Well

132 Working? Type: Backyard Location: Sandpoint Depth: 13 ft Approx

133 Working? Type: _____ Location: _____ Depth: _____

134 Working? Type: _____ Location: _____ Depth: _____

135 Has the water in any wells shown test results of contamination? (If YES, explain below.)

136 Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.

137 Is the property connected to a septic system? Date Last Pumped: _____

138 Tank Size: _____ Location: _____

139 # feet laterals: _____ # Feet Infiltrators: _____ Location: _____

140 Is the property connected to a lagoon system? Location: _____

141 Is the property connected to some other type of waste disposal system? (If YES, explain below.)

142 Has the main waste disposal line ever been snaked or scoped?

143 To your knowledge, is there any problem relating to the waste disposal system?

144 Additional Comments:

146 SECTION 5
147 WATER INTRUSION/LEAKS

148 *To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)*

149 Any water leakage in or around the fireplace or chimney?

150 Any water leakage around (If YES, mark all that apply.) WINDOWS SKYLIGHTS DOORS?

151 Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?

152 Any leaks caused by appliances?

153 Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?

154 Any water leakage into (If YES, mark all that apply.) BASEMENT CRAWL SPACE

155 Any accumulation of water within the basement/crawl space?

156 Sump Pump(s) Location(s): None

157 Drain Tiles (If YES, mark all that apply.) INTERIOR EXTERIOR

158 Additional Comments:

161 SECTION 6
162 PEST, WOOD INFESTATION & DRY ROT

163 Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)

164 WOOD DESTROYING INSECTS DRY ROT OTHER WOOD INFESTATION

165 Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)

166 WOOD DESTROYING INSECTS DRY ROT OTHER WOOD INFESTATION

167 Have there been any repairs of such damage? (If YES, explain below.)

168 Is the property currently under a termite warranty or other coverage by a licensed pest control company?

169 Company: _____ Warranty Expiration Date: _____

170 Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)

171 Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)

172 Any pest control reports in the last 5 years? (If YES, explain below.)

173 Any professional pest control treatments in the last 5 years? (If YES, explain below.)

174 Additional Comments:



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

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

181 SECTION 7

182 ENVIRONMENTAL CONDITIONS

183	YES	NO	DON'T KNOW	QUESTION
183	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the property located in a subdivision with a master drainage plan?
184	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	IF YES, Is the property in compliance?
185	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
186	<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?
187	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do mineral rights convey to buyer? If NO, please define: _____
188				Groundwater contamination has been detected in several areas in the State of Kansas.
189	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of groundwater contamination or other environmental concerns?
190	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any reports or records pertaining to groundwater contamination or other environmental concerns?
191	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any diseased or dead trees and shrubs?
192				To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)
193	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Asbestos
194	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contaminated soil or water (including drinking water)
195	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landfill or buried materials
196	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lead-based paint (If YES, attach disclosure.)
197	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Radon gas in house or well Has a mitigation system been installed? (Mark One) <input type="checkbox"/> YES <input type="checkbox"/> NO
198	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Methane Gas
199	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oil sheers in wet areas
200	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radioactive material
201	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toxic material disposal (solvents, chemicals, etc.)
202	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Underground fuel or chemical storage tanks
203	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EMFs (Electro Magnetic Fields)
204	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Urea formaldehyde foam insulation (UFFI)
205	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
206	<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?
207	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are any of the above conditions present near your property?

209 Comments:

212 SECTION 8

213 BOUNDARIES/LAND

214	YES	NO	DON'T KNOW	QUESTION
214	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you had a survey of the property? (If YES, attach copy if available.)
215	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are the boundaries of your property marked in any way? <i>Fencing</i>
216	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there any fencing on the boundaries of the property?
217	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does fencing belong to the property? If YES, which sides? <i>Shared on East Side</i>
218	<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.)
219	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the property owner responsible for maintenance of any such shared feature(s)?
220	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
221	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is any portion of the property located in a federally designated flood plain?
222	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you currently, or have you ever, paid flood insurance for the property?
223	<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?
224	<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.)
225	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
226				[] EXPANSIVE SOIL
227				[] EARTH MOVEMENT
228				[] FILL DIRT
229				[] UPHEAVAL
230				[] SLIDING
231				[] EARTH STABILITY PROBLEMS
232				[] SETTling

233 Comments:

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

236. 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"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property subject to rules or regulations of an active Homeowner's Association?	
		<input type="checkbox"/>	Annual Dues? _____	Initiation Fee? _____
		<input type="checkbox"/>	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 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>ROOF</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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	Does any other personal property remain? If YES, please list: <u>Refrigerator, w/d remain</u>	
<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"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" 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 checked="" 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?	
		<input type="checkbox"/>	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties on the property or any of its components?	
Comments:				
<u>Windows were all replaced. Hardwood Floors under</u>				
Any Additional Comments For Part II:				
<u>Carpet.</u>				



SELLER'S ACKNOWLEDGEMENT

287

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

294 Seller is occupant: [X] YES [] NO

295 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.

296 SELLER: Charles E. Ross 8/6/24 SELLER: Bonnie J. Deek 8/6/24
297 Date Date

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

298

299 1. I have personally inspected the property. I have been advised to have the property examined by professional inspectors. Subject
300 to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by
301 the Seller or any REALTORS® concerning the condition or value of the property, except as given above or as stated in my contract
302 with the Seller.

303 2. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical
304 defects in the property.

305 3. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes
306 after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information
307 regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at
308 http://www.kansas.gov/kbi/ or by contacting the local sheriff's office.

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

314 BUYER: _____ BUYER: _____
315 Date Date

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Central Kansas and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form, or that its use is
appropriate for all situations. Copyright 2021

Mail - P.O. Box 20045
 Wichita, Kansas 67208
 316-807-1782
 www.petesroofing.com



ROOFING INSPECTION



To: 2816 South Martinson Wichita, KS	Inspection # 2885 State Registration #13-116891 License #7082
---	--

- o The current roofing system is a laminate style roofing shingle.
 - The roofing system appears to be one layer.
 - In my opinion the current roofing system is around 10 years old.
 - During installation the shingles were installed higher than installation guidelines. I did not notice any negative effects or leaking due to this.
 - The roofing surface is in consistent condition for the age.

Claim Number :

THIS CONTRACT IS CONTINGENT UPON YOUR INSURANCE CLAIM. Should there be a difference in price or scope of work, Pete's Roofing, LLC will negotiate with your insurance company for supplemental payment.

Additional Information:
 Proposal assumes no layers of material removal unless otherwise stated. Each additional layer is \$20 per square for composition and \$25 per square for wood. Replacement of rotten or missing decking is \$30 per 4x8 sheet. Pete's Roofing, LLC will provide picture evidence of rotten decking to customer. Any siding that is sealed to roof surfaces may be damaged during shingle removal; Pete's Roofing LLC will not be responsible for this damage.

Please Note:

- Roofing construction can potentially create small cracks/fractures in sheet rock due to heavy vibrations.
- Any additional wood or metal replacement must be evaluated after the existing shingles have been removed.
- Please make sure all animals are secured before construction begins.
- If you have a satellite dish, it may need to be readjusted after your roofing work is completed.
- Please be advised that there will be nails and hazardous debris in the yard until the roof is inspected.

Payment:
 Pete's Roofing, LLC requires 50% of the contract price upon delivery of materials. The remaining balance is due, in full, upon completion of the job working with insurance company. Pete's roofing, LLC shall have authority to charge and assess collection costs and expenses, including reasonable attorneys' fees, and penalties and interest for the payment or nonpayment thereof. All payments shall be made to Contractor at the mailing address listed on this contract. Any warranty, either express or implied is not effective unless / until contract is paid in full.

Warranty: 1 Year Fully Transferable Workmanship Warranty On New Constructions
 Pete's Roofing, LLC warrants that Pete's Roofing, LLC will perform its work in a workmanlike manner and the work will be free of any defects, considering the original condition of the premises and property. This warranty does not cover weather related damages including strong winds (50MPH), lightning to roof, hurricane, tornado, hail damage, ice damming, impact of foreign objects or other violent storm casualty, or damage to roofs due to settlement distortion, failure or cracking of the roof deck, wall or foundation of a building. This warranty is void if roof maintenance is not performed. e.g. Cleaning debris off your roof, drains are clear for proper drainage, materials have manipulated on rooftop, etc.

Thank you!	DATE:8/30/2024
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Charles E. Slack

Bonnie J. Slack

Property Taxes and Appraisals

2816 S MARTINSON AVE WICHITA

Property Description

Legal Description	LOT 14 EXC N 140 FT & EXC S 30 FT MARTINSON'S 10TH. ADD.
Owner	SLACK CHARLES E & BONNIE J
Mailing Address	2816 S MARTINSON WICHITA KS 67217-2348
Geo Code	D 10769
PIN	00211940
AIN	213060410101200
Tax Unit	6707 006 WICHITA U-259-RD RI
Land Use	1101 Single family detached dwelling
Market Land Square Feet	9,319
2024 Total Acres	.21
2024 Appraisal	\$113,300
2024 Assessment	\$13,030

Residential Structure Characteristics

Year Built	1956
Bedrooms	3
Living Sq. Ft.	1,151
Full Baths	1
Half Baths	1
Architectural Style	Ranch
Basement Sq. Ft.	
Finished Basement Sq. Ft.	
Basement Type	Crawl - 2
Condition	AVERAGE
More Details	View the Property Record Card for full property details *

*Information on the property card is as of January 1st

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Residential	\$13,900	\$99,400	\$113,300	+13%
2023	Residential	\$13,900	\$86,400	\$100,300	+9%
2022	Residential	\$13,100	\$78,700	\$91,800	
2021	Residential	\$13,100	\$78,700	\$91,800	+7%
2020	Residential	\$13,100	\$72,700	\$85,800	+5%
2019	Residential	\$13,100	\$68,600	\$81,700	+5%
2018	Residential	\$11,100	\$66,700	\$77,800	
2017	Residential	\$11,800	\$66,000	\$77,800	
2016	Residential	\$11,800	\$66,000	\$77,800	+3%
2015	Residential	\$11,800	\$63,700	\$75,500	

Charles E Slack Bonnie J Slack

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Residential	\$1,599	\$11,431	\$13,030	+13%
2023	Residential	\$1,599	\$9,936	\$11,535	+9%
2022	Residential	\$1,507	\$9,051	\$10,558	
2021	Residential	\$1,507	\$9,051	\$10,558	+7%
2020	Residential	\$1,507	\$8,361	\$9,868	+5%
2019	Residential	\$1,507	\$7,889	\$9,396	+5%
2018	Residential	\$1,277	\$7,671	\$8,948	+0%
2017	Residential	\$1,357	\$7,590	\$8,947	
2016	Residential	\$1,357	\$7,590	\$8,947	+3%
2015	Residential	\$1,357	\$7,326	\$8,683	

2023 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$8.38
Totals:		\$0.00	\$0.00	\$8.38

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	115.784000	\$1,238.85	\$8.38	\$0.00	\$0.00	\$1,247.23	\$1,247.23	\$0.00
2022	115.787000	\$1,130.50	\$8.38	\$0.00	\$0.00	\$1,138.88	\$1,138.88	\$0.00
2021	116.953000	\$1,188.79	\$7.90	\$0.00	\$0.00	\$1,196.69	\$1,196.69	\$0.00
2020	116.889000	\$1,107.45	\$7.80	\$0.00	\$0.00	\$1,115.25	\$1,115.25	\$0.00
2019	117.318058	\$1,056.34	\$7.80	\$0.00	\$0.00	\$1,064.14	\$1,064.14	\$0.00
2018	118.207000	\$1,011.71	\$5.88	\$0.00	\$0.00	\$1,017.59	\$1,017.59	\$0.00
2017	118.292000	\$1,012.38	\$5.88	\$0.00	\$0.00	\$1,018.26	\$1,018.26	\$0.00
2016	118.195000	\$1,011.49	\$4.88	\$0.00	\$0.00	\$1,016.37	\$1,016.37	\$0.00
2015	120.854000	\$1,003.36	\$4.88	\$0.00	\$0.00	\$1,008.24	\$1,008.24	\$0.00
2014	118.339064	\$981.53	\$6.48	\$0.00	\$0.00	\$988.01	\$988.01	\$0.00

Tax Authorities

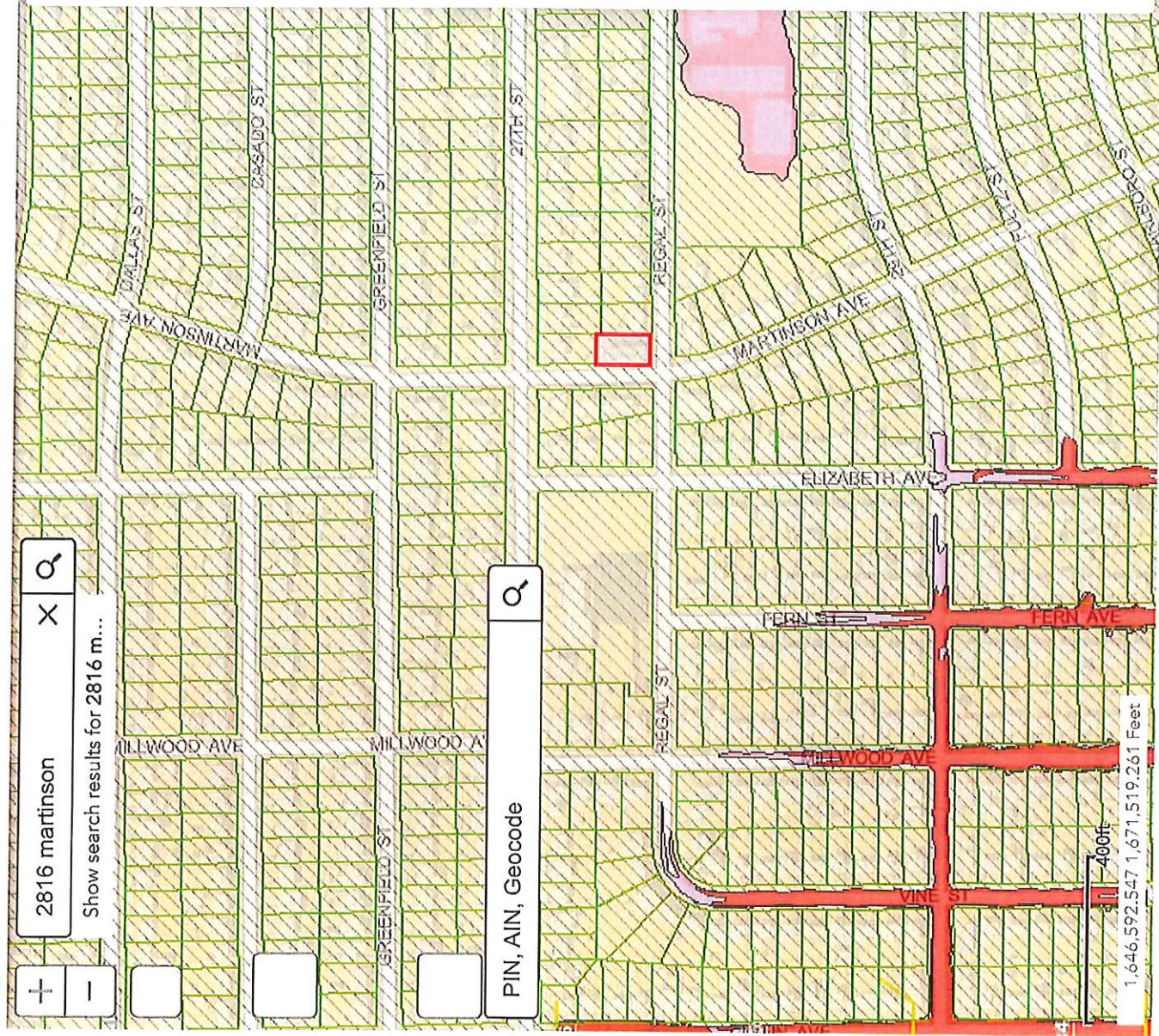
Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0518 CITY OF WICHITA	32.743000
0602 USD 259	16.273000
0602 USD 259 SC	7.999000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
1004 RIVERSIDE DRAINAGE	0.599000
Total: 115.784000	



2816 martinson X Q

Show search results for 2816 m...

PIN, AIN, Geocode Q



Legend

Flood Plain

Base Flood Approximate

Base Flood Elevations

Lettered Cross Sections

(X) 0.2 Pct Annual Chance

0.2 PCT Annual Chance Flood Hazard

A

AE

AE, FLOODWAY

AE, FLOODWAY

AH

AO

AO

X - Area of Special Consideration

X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

X

X

Area Not Included

X

Charles E. Slack

Donni J. Slack

1,646,592.547 1,671,519.261 Feet



Geographic Information Services
 Sedgwick County...
 working for you

Date: 8/6/2024

Charles E Slack

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

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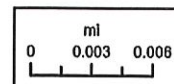
Denise J. Slack

My Map

Sedgwick County, Kansas



1:564





Property Address: 2816 S Martinson, Wichita Ks 67217

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

Lead Warning Statement

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

Seller's Disclosure

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

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

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

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

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

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

Purchaser's Acknowledgment (initial)

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

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

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

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

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

Agent's Acknowledgment (Initial)

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

Certification of Accuracy

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

<u>Charles E. Slack</u>	<u>8-6-24</u>	<u>Lanette Slack</u>	<u>8-6-24</u>
Seller	Date	Seller	Date
<u>Marlene J.</u>	<u>8/6/24</u>		
Purchaser	Date	Purchaser	Date
<u>Marlene J.</u>	<u>8/6/24</u>		
Agent	Date	Agent	Date



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

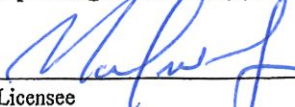
The transaction broker is responsible for performing the following duties:

- 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.




Licensee

Mark W Sudduth

Supervising/branch broker

Sudduth Realty Inc.

Real estate company name approved by the commission



Buyer/Seller Acknowledgement (not required)



Buyer/Seller Acknowledgement (not required)

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