



**AUCTION**

# PROPERTY INFORMATION



**3360 S. 154TH ST. E.  
Wichita, KS**

**ONLINE ONLY**

**Bidding Ends: Thursday, March 14th, 2023 @ 2:00 PM**



Kevin Howell, Auctioneer  
316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)



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PRELIMINARY TITLE COMMITMENT

Run Date: 2/6/2024 2:16:01 PM

## INSPECTION HISTORY

## BUILDING PERMITS



DWELLING INFORMATION				COMP SALES INFORMATION				CALCULATED VALUES			
Situs: 3360 S 154TH ST E KS 67232				Arch Style: 02-Ranch				Cost Land: 37,700			
Res Type: 1-Single-Family Residence				Bsmt Type: 4-Full - 4				Cost Building: 309,140			
Quality: 3.33-AV+				Total Rooms: 4		Bedrooms: 3		Cost Total: 346,840			
Year Blt: 1993		Est:		Family Rooms:				Ag Use Land: 0			
Eff Year:				Full Baths: 2		Half Baths:		Ag Buildings: 0			
MS Style: 1-One Story				Garage Cap:				Misc. Buildings: 0			
LBCSStruct: 1110-Detached SFR unit				Foundation: Concrete - 2				Manufactured Homes: 0			
No. of Units:				Model/Mkt Area: 06 - 250,000 - 400,000				Income Value: 0			
Total Living Area:		1,935						Market Value: 359,000			
Calculated Area:		1,935						MRA Value: 344,000			
Main Floor Living Area:		1,935						Weighted Estimate:			
Upper Floor Living Area Pct:								New Construction: 0			
CDU: AV								Indexed Value: 0			
				IMPROVEMENT COST SUMMARY				FINAL VALUES			
Phys/Func/Econ: AV / /				Dwelling RCN:		346,200		Value Method:		PRIOR	
Ovr Pct Gd/Rsn:				Percent Good:		81		Land Value:		37,700	
Remodel:				Mkt Adj: 100		Eco Adj: 100		Building Value:		270,210	
Remodel Descrip:				Building Value:		280,420		Final Value:		307,910	
Percent Complete:				Other Improvement RCN:		48,590		Prior Value:			
Assessment Class:				Other Improvement Value:		28,720					
MU CIs/Pct:											

BUILDING COMMENTS

DwellComp: No. 9 RURAL SITE IMPROVEMENTS. WORKSHEET IS LOCATED IN S/RES/RURAL SITE IMPROVEMENT COST DATA/2023 RURAL SITE IMPROVEMENTS.; OthInfo: No. 3 \*MVP\*

OTHER BUILDING IMPROVEMENTS																						
No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1	152-Residential Garage - Detach	D	1.00	1	1993			960	128	8	040 X 24	1	3	3						21,220	56	11,880
2	152-Residential Garage - Detach	D	1.00	1	1996			1,152	144	8	048 X 24	1	3	3						23,930	60	14,360
3	133-Prefabricated Storage Shed	D	2.00	1	1996			140		8		1	3	3						3,450	72	2,480

DWELLING COMPONENTS					
No.	Code	Units	Pct	Quality	Year
1	131-Veneer, Brick		100		
2	208-Composition Shingle		100		
3	352-Heat Pump		100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	9			
6	602-Plumbing Rough-ins	1			
7	622-Raised Subfloor	1,935			
8	641-Single 1-Story Fireplace	1			
9	693-Site Improvements (Depreciated)	18,050			

DWELLING COMPONENTS					
No.	Code	Units	Pct	Quality	Year
10	701-Attached Garage	825			
11	736-Garage Finish, Attached	825			
12	801-Total Basement Area	1,890			
13	802-Minimal Finish Area	600			
14	901-Open Slab Porch	90	3.00		1993
15	901-Open Slab Porch	90			1993
16	903-Wood Deck	392	3.00		1996
17	905-Raised Slab Porch with Roof	90			



Parcel ID: 087-221-12-0-11-00-006.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R196154



Tax Year: 2023

Run Date: 2/6/2024 2:16:01 PM

Situs: 3360 S 154TH ST E KS 67232

221120110000600



Sketch by Apex Sketch

# Property Information Report

**Owner Name:** MCCOWN CAROLYN S  
**PIN Number:** 00265576  
**AIN:** 087-221-12-0-11-00-006.00  
**Geocode:** GY 000570010  
**Tax Unit:** 10-01

## Owner Address

**Owner Name:** MCCOWN CAROLYN S  
**Owner Address:** 3360 S 154TH ST E  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67232-9523

## Property Address

**Property Address:** 3360 S 154TH ST E  
**Property City:** null  
**Property State:** KS  
**Property ZIP:** 67232

## Appraised Values

**Appraised Land Value:** \$37,700  
**Appraised Improvement Value:** \$270,210  
**Appraised Total Value:** \$307,910

## Assessed Values

**Assessed Land Value:** \$4,336  
**Assessed Improvement Value:** \$31,074  
**Assessed Total Value:** \$35,410

## Land Information

**Total Acres:** 5.060  
**Total Square Feet:** 220,404

**Abbreviated  
Legal  
Description:**

S 259.5 N 1347.5 FT W 844 FT E 1738 FT NE 1/4 SEC 12-28-2E

## Improvement Information

**Year Built:** 1993  
**Year Last Sold:** 1992  
**Style:** 1.0 Story  
**Basement Type:** Full - 4  
**Arch Style Desc:** Ranch  
**Neighborhood Code:** 702.1

**Living Unit:** 1  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Half Bath:** N/A

**Total Sq Ft:** N/A  
**Ground Floor Sq Ft:** 1935

## Other Information

**School District:** 259

# Property Taxes and Appraisals

3360 S 154TH ST E

## Property Description

Legal Description	S 259.5 N 1347.5 FT W 844 FT E 1738 FT NE 1/4 SEC 12-28-2E
Owner	MCCOWN CAROLYN S
Mailing Address	3360 S 154TH ST E WICHITA KS 67232-9523
Geo Code	GY 000570010
PIN	00265576
AIN	221120110000600
Tax Unit	1001 795 GYPSUM TWP U-259-MWW GY
Land Use	1101 Single family detached dwelling
Market Land Square Feet	220,414
2023 Total Acres	5.06
2023 Appraisal	\$307,910
2023 Assessment	\$35,410

## Residential Structure Characteristics

Year Built	1993
Bedrooms	3
Living Sq. Ft.	1,935
Full Baths	2
Half Baths	
Architectural Style	Ranch
Basement Sq. Ft.	1,890
Finished Basement Sq. Ft.	600
Basement Type	Full - 4
Condition	AVERAGE
More Details	<a href="#">View the Property Record Card for full property details</a>

## Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Residential	\$37,700	\$270,210	\$307,910	
2022	Residential	\$35,200	\$272,710	\$307,910	+4%
2021	Residential	\$21,100	\$275,830	\$296,930	+8%
2020	Residential	\$21,100	\$254,370	\$275,470	+5%
2019	Residential	\$20,200	\$241,140	\$261,340	+4%
2018	Residential	\$22,200	\$230,120	\$252,320	+6%
2017	Residential	\$19,000	\$218,200	\$237,200	+3%
2016	Residential	\$19,000	\$211,310	\$230,310	-1%
2015	Residential	\$19,000	\$214,800	\$233,800	
2014	Residential	\$19,000	\$214,800	\$233,800	

## Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Residential	\$4,336	\$31,074	\$35,410	
2022	Residential	\$4,048	\$31,362	\$35,410	+4%
2021	Residential	\$2,427	\$31,720	\$34,147	+8%
2020	Residential	\$2,427	\$29,253	\$31,680	+5%
2019	Residential	\$2,323	\$27,731	\$30,054	+4%
2018	Residential	\$2,553	\$26,464	\$29,017	+6%
2017	Residential	\$2,185	\$25,093	\$27,278	+3%
2016	Residential	\$2,185	\$24,301	\$26,486	-1%
2015	Residential	\$2,185	\$24,702	\$26,887	
2014	Residential	\$2,185	\$24,702	\$26,887	

## 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	106.437000	\$3,672.21	\$8.38	\$0.00	\$0.00	\$3,680.59	\$3,680.59	\$0.00
2022	106.641000	\$3,684.16	\$8.38	\$0.00	\$0.00	\$3,692.54	\$3,692.54	\$0.00
2021	107.105000	\$3,611.33	\$7.90	\$0.00	\$0.00	\$3,619.23	\$3,619.23	\$0.00
2020	107.146000	\$3,348.40	\$7.80	\$0.00	\$0.00	\$3,356.20	\$3,356.20	\$0.00
2019	107.462304	\$3,183.67	\$7.80	\$0.00	\$0.00	\$3,191.47	\$3,191.47	\$0.00
2018	108.337000	\$3,097.63	\$5.88	\$0.00	\$0.00	\$3,103.51	\$3,103.51	\$0.00
2017	108.817000	\$2,922.31	\$5.88	\$0.00	\$0.00	\$2,928.19	\$2,928.19	\$0.00
2016	108.884000	\$2,837.90	\$4.88	\$0.00	\$0.00	\$2,842.78	\$2,842.78	\$0.00
2015	111.866000	\$2,961.76	\$4.88	\$0.00	\$0.00	\$2,966.64	\$2,966.64	\$0.00
2014	109.420017	\$2,895.97	\$6.48	\$0.00	\$0.00	\$2,902.45	\$2,902.45	\$0.00

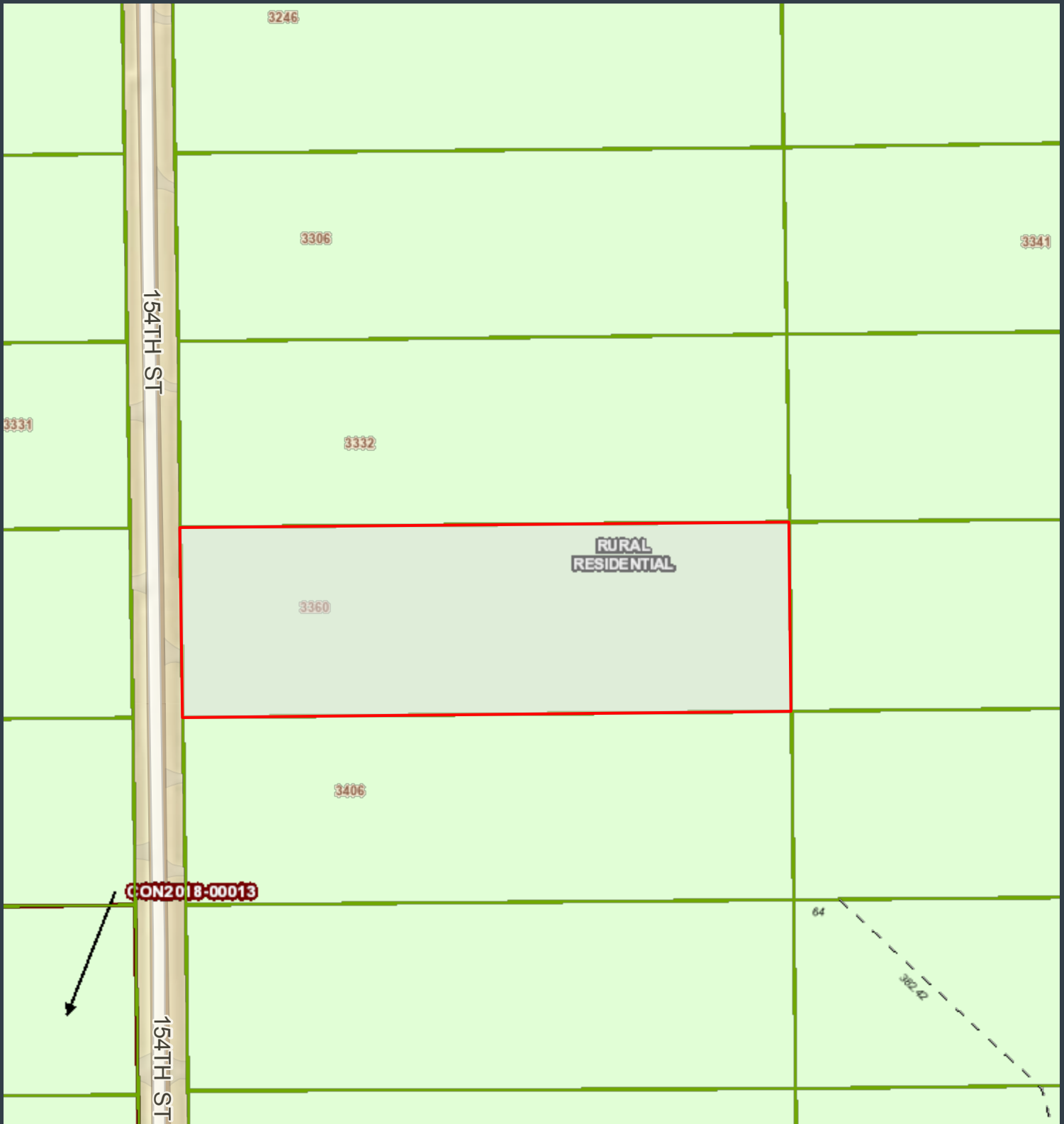
## Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0424 GYPSUM TOWNSHIP	4.951000
0602 USD 259	16.273000
0602 USD 259 SC	7.999000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
1108 COUNTY FIRE DIST NO BONDS	17.883000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.161000
1706 MIDDLE WALNUT RIVER WATERSHED 60	0.000000
Total: 106.437000	









# National Flood Hazard Layer FIRMMette



97°9'49"W 37°38'11"N



97°9'12"W 37°37'43"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/8/2024 at 5:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





## Limited-Knowledge Seller's Disclosure

**Property Address:** 3360 S. 154th Street E. (the "Property")

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

**Occupancy:** ☐ Tenant-Occupied ☒ Owner-Occupied ☐ Vacant

Lease information (if applicable):

Written Lease: ☐ Yes ☒ No

Term of Lease: ☐ Month-to-Month ☐ Fixed Expiration Date (Please provide date): \_\_\_\_\_

Rent Amount: \_\_\_\_\_ Tenant current on rent: ☐ Yes ☐ No

Deposit Amount: \_\_\_\_\_

### Appliances Transferring with the Property:

Refrigerator: ☐ Yes ☒ No ☐ None/Unknown

Stove/Oven: ☒ Yes ☐ No ☐ None/Unknown

Dishwasher: ☒ Yes ☐ No ☐ None/Unknown

Microwave: ☒ Yes ☐ No ☐ None/Unknown

Washer: ☐ Yes ☒ No ☐ None/Unknown

Dryer: ☐ Yes ☒ No ☐ None/Unknown

### Utilities:

Electric: Butler Electric Cooperative

Water/Sewer: Private

Gas: N/A

Propane: Owned

Utility On or Off

☒ On ☐ Off

☒ On ☐ Off

☐ On ☐ Off

☒ On ☐ Off

Propane tank information (if applicable): ☒ Owned ☐ Leased

If leased, please provide company name and monthly lease amount: \_\_\_\_\_

Other Utility: \_\_\_\_\_ ☐ On ☐ Off

Have any utility meters been removed? ☐ Yes ☒ No ☐ Unknown

If yes, please provide details including type of meter and applicable address or unit:

N/A

### Homeowners Association:

Is the property subject to HOA fees? ☐ Yes ☒ No ☐ Unknown

Dues Amount: \_\_\_\_\_ ☐ Yearly ☐ Monthly ☐ Quarterly

Initiation Fee: \_\_\_\_\_



*The Standard for Excellence. SM*

## **3360 S 154<sup>th</sup> St E Wichita, KS 67232 Highlights**

- All electric home
- Private water currently, city water hookups are available
- Owned propane tank used for heat in the large outbuilding
- Custom-built, woodburning-fireplace with insert and interior ducting for main floor
- Fiber optic cable for interior with Velocity as the provider
- Owned Water Softener
- Two hot water tanks
- All windows replaced in 2012
- Engineered wood flooring throughout kitchen, dining, hallway & entry
- Custom solid wood kitchen cabinets with pull-out shelving
- Custom pantry with swing out shelving
- Large safe in basement will remain with the property
- Pool table in basement will remain with the property
- Mature trees
- Custom brick mailbox
- 4 car garage building, 48x24, concrete flooring, electricity and heat
- 40x24 concrete floor building
- Fenced equipment yard



# Home Inspection Report



3360 S 154th St E  
Wichita, KS 67232

Prepared for: Carolyn McCown

Prepared by: Central Home Inspections LLC  
P.O. Box 48371  
Wichita, KS 67201



## Table of Contents

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## Definitions

NOTE: ACCEPTANCE OF THIS REPORT CONSTITUTES ACCEPTANCE OF THE TERMS AND CONDITIONS OF THE PRE-INSPECTION AGREEMENT, WHETHER SIGNED OR NOT. YOU SHOULD READ AND UNDERSTAND THE AGREEMENT BEFORE ACCEPTING THE REPORT. THE AGREEMENT LIMITS OUR LIABILITY. The inspection and report are the property of Central Home Inspections LLC. The fee collected by Central Home Inspections LLC grants permission to the contracted client for its use during the purchase of the property listed. Should the client elect not to purchase this property, this report may not be distributed to, nor used by any other party either directly or indirectly.

Acceptable	The item is functional with no obvious signs of defect.
Needs Attention	The item is no longer functioning as designed, damaged, or in need of repair or attention.
Not Inspected	The item was unable to be inspected because it was either inaccessible, disconnected at time of inspection, due to lack of power, or for safety reasons.

## General Information

### Property Information

Property Address 3360 S 154th St E  
City Wichita State KS Zip 67232  
Contact Name Brittney Brouillard

### Client Information

Client Name Carolyn McCown

### Inspection Company

Inspector Name Roger Laughary  
Company Name Central Home Inspections LLC  
Address P.O. Box 48371  
City Wichita State KS Zip 67201  
Phone (316) 550-0933  
Email roger@centralhi.net  
Amount Received 425+35

### Conditions

Others Present Buyer and Buyers Agent Property Occupied Yes  
Estimated Age Between 30 and 35 Years Entrance Faces West: For descriptive purposes, we will say that this property faces West.  
Inspection Date 02/07/2024  
Start Time 12:00pm End Time NST  
Electric On Yes  
Gas/Oil On No  
Water On Yes  
Temperature 42  
Weather Partly cloudy; Windy Soil Conditions Wet  
Space Below Grade Basement  
Building Type Single family Garage Attached

## Lots and Grounds

NOTE: The inspection of the deck is limited due to the inability to fully view items such as the ledger board, flashings and footings without invasive procedures. Any items that are not fully visible without invasive procedures are not within the scope of this inspection. Also, the purpose of the industry construction standards of decks revolve around safety. If deck repair recommendations are made in this report, for safety purposes, it is always recommended you contact a licensed contractor to repair these items prior to use of the deck.

1. Acceptable Driveway: Concrete
2. Needs Attention Walks: Concrete - Front walk has settled creating cracking/separation and excessive slope. Recommend budgeting for repair.



3. Acceptable Patio: Concrete
4. Needs Attention Deck: Stained wood - Split tread at bottom of stairs. Recommend replacement.



5. Needs Attention Grading: Flat to negative slope - Overall, the grading is positive surrounding this home. However there are a few small areas around the home that need some attention and are flat to negative. Recommend addition or movement of dirt to promote water drainage away from the foundation. Pictures are a sample.



6. Acceptable Vegetation: Shrubs/Tree

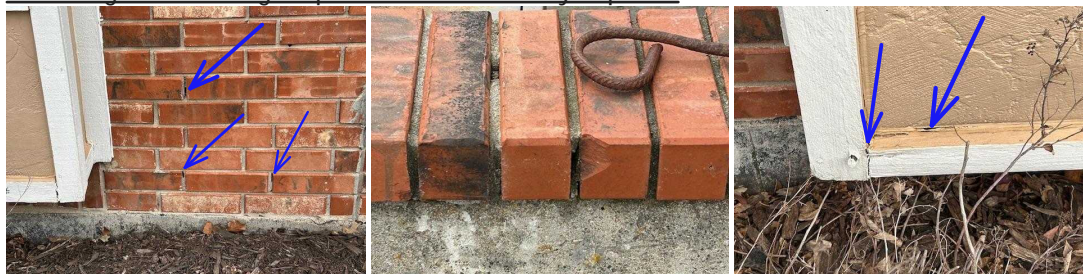


## Exterior Surfaces and Components

Most Sides are Similar Exterior Surface

1. Needs Attention Type: Engineered Wood, Wood and Brick Veneer - Mortar deterioration was present in a few small areas. Recommend filling voids to prevent more costly repairs in the future. Pictures are a sample.

- Paint was flaking in a few small areas and caulking failing. Recommend cleaning, scraping, caulking and sealing to prevent more costly repairs.



2. Acceptable
  3. Acceptable
  4. Acceptable
  5. Acceptable
  6. Acceptable
  7. Acceptable
  8. Acceptable
- Entry Doors: Wood  
Patio/Deck Doors: Wood  
Exterior Lighting: Surface mount  
Exterior Electric Outlets: 110 VAC GFCI  
Hose Bibs: Rotary  
Gas Meter: Directly outside the home  
Main Gas Valve: Located at gas meter

## Roof

Main Roof Surface

1. Method of Inspection: Walked on Roof
2. Acceptable Material: Asphalt shingle - Common and typical granular wear noted, mostly on south side above garage. Adding intake ventilation would help prolong the life of the roof.
3. Type: Hip
4. Approximate Age: 10-15 years
5. Acceptable Plumbing Vents: Plastic
6. Acceptable Gutters: Aluminum
7. Acceptable Downspouts: Aluminum
8. Acceptable Leader/Extension: Splashblocks and extensions

Main Chimney

9. Acceptable Chimney: Metal pipe
10. Acceptable Flue/Flue Cap: Metal

Other Chimney

11. Acceptable Chimney: Brick



## Roof (Continued)

12. Needs Attention Flue/Flue Cap: Clay/Concrete - Not Fully Visible - Recommend adding rain/snow cap to prevent moisture and humidity entering the chimney.



## Attic

NOTE: Due to the type, depth or height clearance, in some cases the attic will not be walked to prevent causing damage to the insulation. This will restrict the inspectors view of the attic.

### Main Attic

1. Method of Inspection: In attic
2. Acceptable Roof Framing: Engineered Truss
3. Acceptable Sheathing: Strand board
4. Needs Attention Ventilation: Roof vents - Inadequate intake ventilation was present at time of inspection. Recommend installing intake (soffit) ventilation to promote adequate air flow in the attic and prolong the life of the roof.

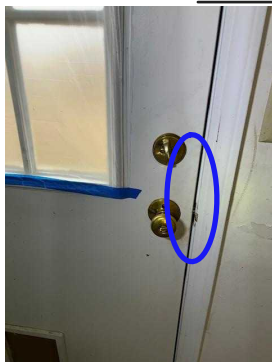


5. Acceptable Insulation: Loose fill
6. Acceptable Insulation Depth: 10" - 15". Sufficient amount of insulation present for the recommended R factor for the area.

## Garage/Carport

### Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Acceptable Garage Doors: Metal
3. Acceptable Door Operation: Mechanized
4. Acceptable Door Opener: Functional - The automatic reverse was not tested due to the possibility of causing damage to the door or opener.
5. Needs Attention Service Doors: Wood - Exterior door would not lock. Recommend repair.



6. Acceptable Floor/Foundation: Poured concrete

## Structure

Due to limited access of the crawlspace due to wetness and height view was restricted.

1. Acceptable Structure Type: Wood frame
2. Acceptable Foundation: Poured
3. Acceptable Bearing Walls: Frame
4. Acceptable Joists/Trusses: 2x Lumber

## Electrical

NOTE: It is important to note that the wiring system in older homes will typically not meet current code. The inspection is not designed to, nor can it, report on all of the conditions in an older home which may not meet today's code. If any issues are noted in the report it is important you have a licensed contractor review the home to address these issues and any others he or she finds.

1. Service Size Amps: 200 Volts: 110-240 VAC
2. Acceptable Service: Aluminum
3. Acceptable 110 VAC Branch Circuits: Copper
4. Acceptable 220 VAC Branch Circuits: Copper and aluminum
5. Acceptable Conductor Type: Non-metallic sheathed cable
6. Acceptable Ground: Plumbing and rod in ground

Main - Pole Electric Panel

## Electrical (Continued)

7. Needs Attention Manufacturer: Cutler-Hammer - Cover door damaged and being held on by bungee. Settling at raceways leaving exposed wiring. Recommend repair.



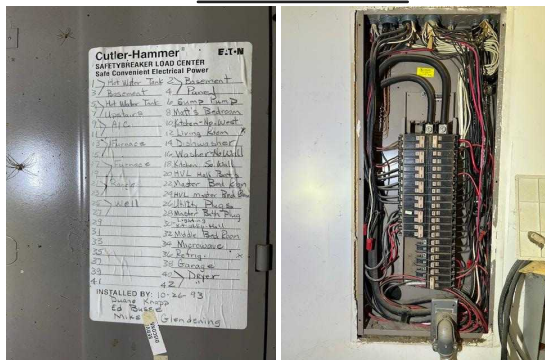
8. Maximum Capacity: 200 Amps

9. Acceptable Main Breaker Size: 200 Amps

10. Acceptable Breakers: Copper and Aluminum Rated

Garage Subpanel Electric Panel

11. Acceptable Manufacturer: Cutler-Hammer



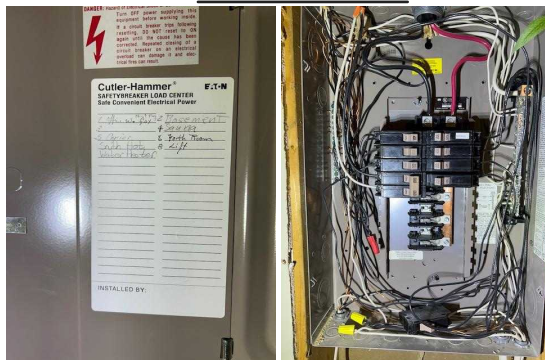
12. Maximum Capacity: 200 Amps

13. Acceptable Main Breaker Size: 200 Amps - Located at exterior.

14. Acceptable Breakers: Copper and Aluminum Rated

Basement Subpanel Electric Panel

15. Acceptable Manufacturer: Cutler-Hammer

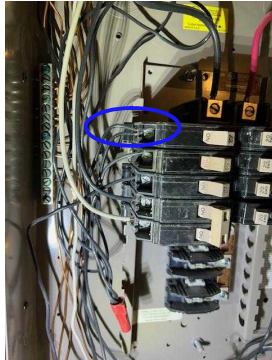


16. Maximum Capacity: 100 Amps

17. Acceptable Main Breaker Size: 50 Amps

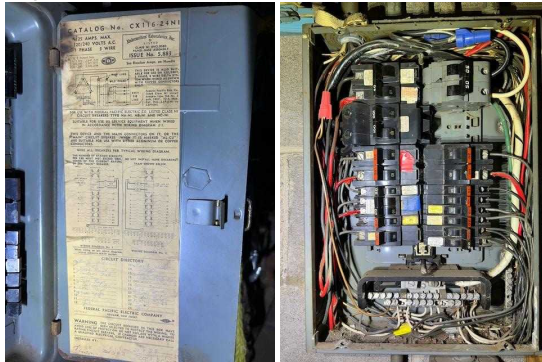
## Electrical (Continued)

18. Needs Attention Breakers: Copper and Aluminum Rated - Double tapping was present at a breaker. These circuits should be moved to their own circuit breaker and cannot share a breaker. It is recommended that a licensed electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit.



### Shop Subpanel Electric Panel

19. Needs Attention Manufacturer: Federal Pacific - Federal Pacific panel breakers have a history of not tripping when circuit overloading exists. Some insurance companies do not cover federal pacific panels. Recommend contacting a licensed electrician to evaluate and estimate the cost of replacement.



20. Maximum Capacity: 125 Amps  
21. Acceptable Main Breaker Size: 100 Amps  
22. Acceptable Breakers: Copper and Aluminum Rated



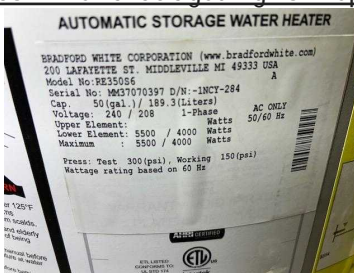
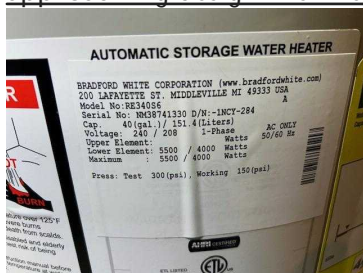
## Plumbing

NOTE: It is not possible to determine the condition of the main waste line without having it cleaned or scoped. Vacant homes are prone to sewer backup and it is recommended that you have this reviewed by a qualified contractor. Approximately 30 gallons of water was pushed through sewer drain lines to verify functional drainage of the public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. The review of private sewage systems is beyond the scope of this inspection and need to be reviewed by the local municipality.

1. Acceptable Service Line: Plastic
2. Acceptable Main Water Shutoff: Basement
3. Needs Attention Water Lines: Copper - Indication of leaking (corrosion, staining) was observed at water heater inlet shutoff. Recommend repair by a licensed plumber to prevent leaking.



4. Acceptable Vent Pipes: Plastic
- Basement - Both Tanks Similar Water Heater
5. Needs Attention Water Heater Operation: Functional at time of inspection - These water heater were approaching design life. Recommend budgeting for replacement soon.



6. Type: Electric Capacity: 40 Gal.
7. Approximate Age: 7-8 years Area Served: Whole building
8. Acceptable TPRV and Drain Tube: Copper



## Air Conditioning

### Main AC System

#### 1. Acceptable

A/C System Operation: The unit appears to be serviceable, however to avoid possible compressor damage due to outside average air temperature below 65 degrees over the last 24 hours, the unit was not tested. The unit appears to be in serviceable condition, but it is not known if it is operating as designed.



#### 2. Acceptable

Condensate Removal: PVC

#### 3. Acceptable

Exterior Unit: Pad mounted

#### 4. Area Served: Whole building Approximate Age: 12-13 years

#### 5. Fuel Type: 220-240 VAC Temperature Differential: NA

#### 6. Type: Central A/C Capacity: 4 Ton

#### 7. Acceptable

Visible Coil: Aluminum

#### 8. Acceptable

Refrigerant Lines: Appear serviceable

#### 9. Acceptable

Electrical Disconnect: Pull Bar

## Heating System

NOTE: Heat exchangers and humidifiers are not within the scope of the home inspection. Determining the heating supply adequacy and distribution balance is also not within the scope of the home inspection.

### Main Heating System

#### 1. Acceptable

Heating System Operation: Functional at time of inspection



#### 2. Type: Heat Pump Capacity: 208/240

#### 3. Area Served: Whole building Approximate Age: 11-12 years

#### 4. Fuel Type: Electric

## Heating System (Continued)

5. Unable to Inspect: 75%

6. Needs Attention Blower Fan/Filter: Direct drive with disposable filter - Filter was due for replacement. Filters should be replaced every few months. Recommend replacement.



## Fireplace/Wood Stove

NOTE: The view of the flue is limited to the inspectors view from the openings. If you wish to have the flue fully inspected, it is recommended that you contact a licensed CSIA chimney contractor to conduct a level II inspection prior to use of the fireplace. It is always best to have a certified chimney contractor fully evaluate fireplaces.

### 1st Floor Fireplace

1. Needs Attention Fireplace Construction: Brick/Metal - Cracking is present inside the firebox. Repair is recommend for safety purposes.



2. Type: Wood burning

3. Acceptable Flue/Vent: Clay Tile - Not Fully Visible - Due to the age of the fireplace and limited visibility, for safety purposes, I recommend a level II inspection by a licensed chimney contractor prior to use.

4. Acceptable Damper: Metal

## Basement

### Main Basement

1. Acceptable Windows: Vinyl
2. Needs Attention Electrical: 110 VAC outlets and lighting circuits - Switch missing cover plate at mechanical room. Recommend covering for safety.



3. Acceptable HVAC Source: Split system heating and cooling
4. Acceptable Sump Pump: Functioned

## Kitchen

### 1st Floor Kitchen

1. Needs Attention Dishwasher: Functioned. The high loop was missing on the dishwasher line. The reason for a high loop is to prevent dirty water from re-entering the dishwasher. Repair is recommended.

NOTE: The review only determined that the pump works as designed and the timer runs through a full cycle. The inspection does not determine the cleaning effectiveness.



2. Acceptable Disposal: Functioned
3. Acceptable Plumbing/Fixtures: Metal fixtures with PVC traps
4. Acceptable Electrical: 110 VAC GFCI
5. Acceptable Ventilator: Functioned
6. Acceptable HVAC Source: Split system heating and cooling

## Bathroom

### All Bathrooms Similar Bathroom

1. Acceptable Electrical: 110 VAC GFCI
2. Needs Attention Faucets/Traps: Metal Fixtures with PVC Traps - Indication of leaking was found at 1st floor guest sink shutoffs. Recommend repair by a licensed plumber to prevent leaking.



3. Acceptable Tub/Shower/Surround: Fiberglass tub and fiberglass surround
4. Acceptable Toilets: Functioned
5. Acceptable HVAC Source: Split system heating and cooling
6. Acceptable Ventilation: Electric ventilation fan

## Interior Rooms

NOTE: It is important to note that fogging windows do not always show themselves during the time of the inspection. Condensation collection in the window can come and go depending on the current humidity, temperature and sun location. Because of this, identifying fogging windows can be very difficult and is not part of a home inspection. Any windows that are showing a fogging condition at the time of the inspection will be noted, but others may be missed if not readily apparent at the time of the inspection.

### All Living Spaces Living Space

1. Acceptable Closet: Adequate
2. Acceptable Ceiling: Texture paint
3. Acceptable Walls: Paint
4. Acceptable Floor: Carpet and Hard Surfaces
5. Acceptable Doors: Hollow wood
6. Acceptable Windows: Vinyl
7. Acceptable Electrical: 110 VAC outlets and lighting circuits
8. Acceptable HVAC Source: Split system heating and cooling
9. Needs Attention Smoke Detector: Present, however due to the age of the units I recommend replacement upon ownership change.





## Laundry Room/Area

### Main Laundry Room/Area

- |                      |   |
|----------------------|---|
| 1. <u>Acceptable</u> | Electrical: <u>110 VAC outlets and lighting circuits</u>  |
| 2. <u>Acceptable</u> | Dryer Vent: <u>Available, but not tested for air flow. It is recommended the line be cleaned before you use it for the first time and then clean it a minimum of once per year to help prevent clogging and a fire.</u> |
| 3. <u>Acceptable</u> | Washer Hose Bib: <u>Rotary</u>  |
| 4. <u>Acceptable</u> | Washer Drain: <u>Wall mounted drain</u>   |

## Final Comments

NOTE: All roof, structural and mechanical components that appear in the Summary at the end of the report should have a licensed contractor evaluate and repair components.



## Needs Attention Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Walks: Concrete - Front walk has settled creating cracking/separation and excessive slope. Recommend budgeting for repair.



2. Deck: Stained wood - Split tread at bottom of stairs. Recommend replacement.



3. Grading: Flat to negative slope - Overall, the grading is positive surrounding this home. However there are a few small areas around the home that need some attention and are flat to negative. Recommend addition or movement of dirt to promote water drainage away from the foundation. Pictures are a sample.

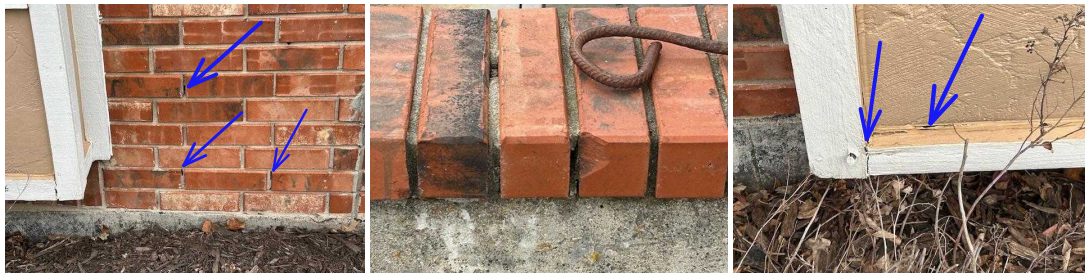


### Exterior Surfaces and Components

4. Most Sides are Similar Exterior Surface Type: Engineered Wood, Wood and Brick Veneer - Mortar deterioration was present in a few small areas. Recommend filling voids to prevent more costly repairs in the future. Pictures are a sample.

Paint was flaking in a few small areas and caulking failing. Recommend cleaning, scraping, caulking and sealing to prevent more costly repairs.

## Exterior Surfaces and Components (Continued)



Roof

5. Other Chimney Flue/Flue Cap: Clay/Concrete - Not Fully Visible - Recommend adding rain/snow cap to prevent moisture and humidity entering the chimney.



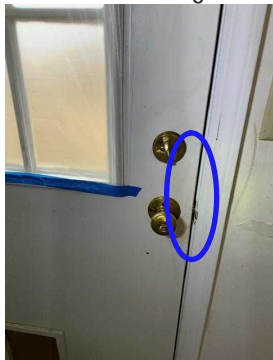
Attic

6. Main Attic Ventilation: Roof vents - Inadequate intake ventilation was present at time of inspection. Recommend installing intake (soffit) ventilation to promote adequate air flow in the attic and prolong the life of the roof.



Garage/Carport

7. Attached Garage Service Doors: Wood - Exterior door would not lock. Recommend repair.



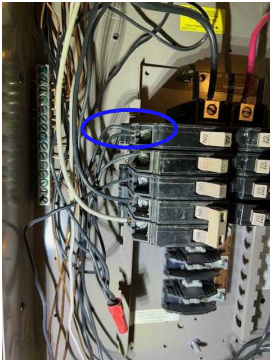
## Needs Attention Summary (Continued)

### Electrical

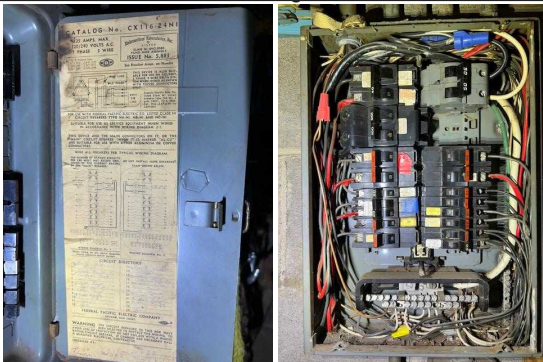
8. Main - Pole Electric Panel Manufacturer: Cutler-Hammer - Cover door damaged and being held on by bungee. Settling at raceways leaving exposed wiring. Recommend repair.



9. Basement Subpanel Electric Panel Breakers: Copper and Aluminum Rated - Double tapping was present at a breaker. These circuits should to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a licensed electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit.



10. Shop Subpanel Electric Panel Manufacturer: Federal Pacific - Federal Pacific panel breakers have a history of not tripping when circuit overloading exists. Some insurance companies do not cover federal pacific panels. Recommend contacting a licensed electrician to evaluate and estimate the cost of replacement.

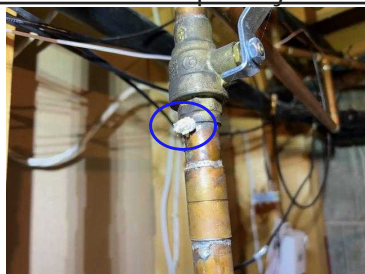




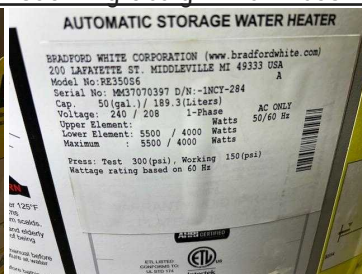
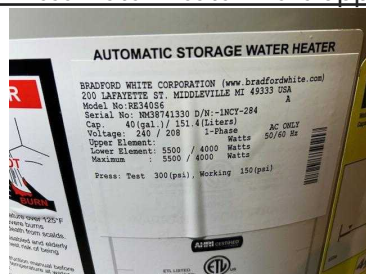
## Needs Attention Summary (Continued)

### Plumbing

11. Water Lines: Copper - Indication of leaking (corrosion, staining) was observed at water heater inlet shutoff. Recommend repair by a licensed plumber to prevent leaking.



12. Basement - Both Tanks Similar Water Heater Water Heater Operation: Functional at time of inspection - These water heater were approaching design life. Recommend budgeting for replacement soon.



### Heating System

13. Main Heating System Blower Fan/Filter: Direct drive with disposable filter - Filter was due for replacement. Filters should be replaced every few months. Recommend replacement.



### Fireplace/Wood Stove

14. 1st Floor Fireplace Fireplace Construction: Brick/Metal - Cracking is present inside the firebox. Repair is recommend for safety purposes.

## Fireplace/Wood Stove (Continued)



### Basement

15. Main Basement Electrical: 110 VAC outlets and lighting circuits - Switch missing cover plate at mechanical room. Recommend covering for safety.



### Kitchen

16. 1st Floor Kitchen Dishwasher: Functioned. The high loop was missing on the dishwasher line. The reason for a high loop is to prevent dirty water from re-entering the dishwasher. Repair is recommended.

NOTE: The review only determined that the pump works as designed and the timer runs through a full cycle. The inspection does not determine the cleaning effectiveness.





## Needs Attention Summary (Continued)

### Bathroom

17. All Bathrooms Similar Bathroom Faucets/Traps: Metal Fixtures with PVC Traps - Indication of leaking was found at 1st floor guest sink shutoffs. Recommend repair by a licensed plumber to prevent leaking.



### Interior Rooms

18. All Living Spaces Living Space Smoke Detector: Present, however due to the age of the units I recommend replacement upon ownership change.



Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General

Inspection Company, Address, & Phone

Heartland Pest Control, Inc  
3232 S West St  
Wichita , KS 67217  
316-262-2073

Company's Pest Control Business Lic. No.

5356

Date of Inspection

2/7/2024

Address of Property Inspected

3360 S 154th St E  
Wichita, KS 67232

File Number:

Inspector's Name, Signature, & Certification, Registration, or Lic. #

Joshua Maki

279158

Structure(s) Inspected

All Structures

Section II. Inspection

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or wood destroying insect damage. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

☒ A. No visible evidence of a wood destroying insect infestation was observed.

☐ B. Visible evidence of a wood destroying insect infestation was observed as follows:

☐ 1. Live insects (description and location):

☐ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):

☐ 3. Visible damage from wood destroying insects was noted as follows (description and location):

**NOTE: This is not a structural damage report.** If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Section III. Recommendations

☒ No action and/or treatment recommended: (Explain if Box B in Section II is checked)

☐ Recommended action(s) and/or treatment(s) for the control of:

Section IV. Obstructions & Inaccessible

The following areas of the structure(s) inspected were obstructed or inaccessible:

☒ Basement 1, 2, 3, 4, 5, 6, 7, 8, 24

☐ Crawlspace

☒ Main Level 1, 3, 4, 6, 7, 8, 9

☒ Attic 5, Not inspected

☒ Garage 1, 3, 6, 7

☒ Exterior Brick, 17

☒ Porch 12

☒ Addition Deck- 12 / Detached garage - hollow block, 6, 7, 17

☒ Other 4 car detached garage - hollow block, 6, 7, 17 / Shed - 7, 17 at grade

The inspector may write out obstructions or use the following optional key:

- |                         |  |
|-------------------------|--|
| 1. Fixed ceilings       | 15. Standing water                     |
| 2. Suspended ceiling    | 16. Dense vegetation                   |
| 3. Fixed wall covering  | 17. Exterior siding                    |
| 4. Floor covering       | 18. Window well covers                 |
| 5. Insulation           | 19. Wood pile                          |
| 6. Cabinets or shelving | 20. Snow                               |
| 7. Stored items         | 21. Unsafe conditions                  |
| 8. Furnishings          | 22. Rigid foam board                   |
| 9. Appliances           | 23. Synthetic stucco                   |
| 10. No access or entry  | 24. Duct work, wiring, and/or plumbing |
| 11. Limited access      | 25. Spray foam insulation              |
| 12. No access beneath   |  |
| 13. Only visual access  |  |
| 14. Cluttered condition |  |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Paid through Central Home Inspections

Attachments

**Signature of Seller(s)** or Owner(s) if refinancing. Seller discloses to the buyer all information, to their knowledge, regarding W.D.I. infestation, damage, repair, and treatment history.

X

**Signature of Buyer.** The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

# Important Consumer Information Regarding the Scope and Limitation of the Inspection

Please read this entire page as it is part of this report. Please refer to the NPMA Suggested Guidelines for Instructions on completing this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

**1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or non-insect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90 day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.

**2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** Treatment or corrective actions should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestations is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company. For other Wood Destroying insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.

**3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions, nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If an area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.

**4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s) landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.

**5. Neither the inspection company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

## Commitment Cover Page

Order Number: **3059988**

Delivery Date: **02/15/2024**

Property Address: **3360 S. 154th St. E., Wichita, KS 67232**

---

**For Closing Assistance**

Deborah Beck  
727 N Waco Ave  
Ste 300  
Wichita, KS 67203  
Office: (316) 267-8371  
[dbeck@security1st.com](mailto:dbeck@security1st.com)

Karina Wyatt  
727 N Waco Ave  
Ste 300  
Wichita, KS 67203  
Office: (316) 267-8371  
[kwyatt@security1st.com](mailto:kwyatt@security1st.com)

---

**For Title Assistance**

Residential Title Staff  
727 N Waco Ave, Ste 300  
Wichita, KS 67203  
Office: (316) 779-1994  
[rthd@security1st.com](mailto:rthd@security1st.com)

---

**Buyer/Borrower**

A Legal Entity, To Be Determined  
Delivered via: Electronic Mail

---

**Agent for Seller**

J.P. Weigand & Sons, Inc. - Market St.  
Attention: Brittney Brouillard  
150 N. Market  
Wichita, KS 67202  
(316) 292-3970 (Cell)  
[bbrouillard@weigand.com](mailto:bbrouillard@weigand.com)  
Delivered via: Electronic Mail

**Seller/Owner**

Carolyn S. McCown  
Delivered via: Delivered by Realtor

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions*

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## Title Fees

Date: 02/15/2024  
Order Number: 3059988  
Property Address: 3360 S. 154th St. E., Wichita, KS  
67232  
Buyer(s): A Legal Entity, To Be Determined  
Seller(s): Carolyn S. McCown

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (TBD)	\$528.00
Total TBD	
If Security 1st Title will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

**Note:** The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

### Tax Information:

00265576

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## ALTA COMMITMENT FOR TITLE INSURANCE

issued by  
First American Title Insurance Company

### NOTICE

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

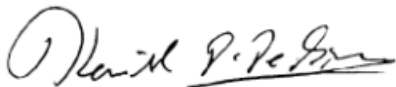
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.


If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

#### FIRST AMERICAN TITLE INSURANCE COMPANY

By:   
Kenneth D. DeGiorgio, President

By:   
Lisa W. Cornehl, Secretary

#### Issuing Agent: Security 1st Title

 Security 1st Title  
Residential Title Staff  
727 N Waco Ave, Ste 300  
Wichita, KS 67203  
(316) 779-1994 (Work)  
[rthd@security1st.com](mailto:rthd@security1st.com)

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions

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**Transaction Identification Data for reference only:**

Issuing Agent:	Security 1st Title	Buyer:	A Legal Entity, To Be Determined
Issuing Office:	727 N Waco Ave, Ste 300 Wichita, KS 67203	Title Contact:	Residential Title Staff 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 779-1994 (Work) <a href="mailto:rthd@security1st.com">rthd@security1st.com</a>
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	SBR-NW3059988-DB		
Property Address:	3360 S. 154th St. E. Wichita, KS 67232		

**SCHEDULE A**

**1. Commitment Date:**

02/02/2024 at 7:00 AM

**2. Policy to be issued:**

ALTA Owner's Policy 07-01-2021

Proposed Insured: A Legal Entity, To Be Determined

The estate or interest to be insured: Fee Simple

TBD

**3. The estate or interest in the Land at the Commitment Date is:**

Fee Simple

**4. The Title is, at the Commitment Date, vested in:**

Carolyn S. McCown

**5. The Land is described as follows:**

The South 259.2 feet of the North 1347.5 feet of the West 844.0 feet of the East 1738.0 feet of the Northeast Quarter of Section 12, Township 28 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas.

**Security 1st Title, LLC**

By:

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## SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, and recorded in the Public Records.
5. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
6. **Our search of the public records does not disclose a mortgage/deed of trust on the property. We must be advised if you have any knowledge of an unreleased mortgage/deed of trust, recorded or unrecorded. The Company reserves the right to make such further requirements as it deems necessary.**
7. **Access to court records is currently not available. We require the owner to provide a proper owner's affidavit stating no court action in SEDGWICK County, Kansas exists wherein the owner is subject to (or may become subject to) a judgement lien which may attach to the Land. We further require a proper indemnity signed by the affiant owner(s). If we are to issue a loan policy on a non-purchase money mortgage, we must also be provided with a proper indemnity from the purchaser(s). Absence of which will result in the following exceptions to appear on any policy to be issued:**

**Owner's Policy:** 'Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the District Court of SEDGWICK County, Kansas including, but not limited to, (i) an inability to search the Public Records, or (ii) any delay in recordation or filing of documents affecting title to the Land in the Public Records.'

**Loan policy:** 'Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the District Court of SEDGWICK County, Kansas including, but not limited to, (i) an inability to search the Public Records, or (ii) any delay in recordation or filing of documents affecting title to the Land and/or the priority of the lien of the Insured Mortgage in the Public Records.'

8. **File a Warranty Deed from Carolyn S. McCown, stating marital status and joined by spouse, if any, to A Legal Entity, To Be Determined.**
9. **Provide this company with a properly completed and executed Owner's Affidavit.**

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10. Recording Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

**NOTE:** The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

**NOTE:** For documents electronically recorded. There is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.

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**SCHEDULE B, PART II—Exceptions**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. **General taxes and special assessments for the year 2023 in the amount of \$3,680.59, PAID.**

**Property ID # GY-000570010**

**PIN # 00265576**

8. **Roadway easement, if any, over the West 30 feet of subject property.**
9. **An easement for electric service, recorded as Film 1341, Page [400](#).  
In favor of: Butler Rural Electric Cooperative  
Affects: a portion of subject property**
10. **An easement for right of way, recorded as Film 1467, Page [1650](#).  
In favor of: Butler Rural Electric Cooperative  
Affects: NE/4 12-28-2E**
11. **An easement for road right of way, recorded as Film 346, Page 1239.  
In favor of: Sedgwick County, Kansas  
Affects: a portion of subject property**
12. **Covenants, conditions, restrictions, easements and assessments contained in/on Film 360, Page 509.**
13. **Utility easement in the document recorded on Film 348, Page 405.**

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14. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
  - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
  - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
  - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
  - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
  3. The Company's liability and obligation is limited by and this Commitment is not valid without:
    - a. the Notice;
    - b. the Commitment to Issue Policy;
    - c. the Commitment Conditions;
    - d. Schedule A;
    - e. Schedule B, Part I—Requirements; and
    - f. Schedule B, Part II—Exceptions.
  4. **COMPANY'S RIGHT TO AMEND**  
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to

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this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE

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TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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## Privacy Notice

**Last Updated and Effective Date:** December 1, 2023

First American Financial Corporation and its subsidiaries and affiliates (collectively, “First American,” “we,” “us,” or “our”) describe in our full privacy policy (“Policy”), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, and disclose your personal information when: (1) when you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Policy is posted (“Sites”); (2) when you use our products and services (“Services”); (3) when you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) when we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) when you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services (“B2B”). This shortened form of the Policy describes some of the terms contained in the Policy.

The Policy applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that the Policy does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy policy can be found [here](#).

**What Type Of Personal Information Do We Collect About You?** We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Collect Your Personal Information?** We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

**How Do We Use Your Personal Information?** We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Disclose Your Personal Information?** We do not sell your personal information or share your personal information for cross-context behavioral advertising. We may, however, disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; (3) to service providers and contractors; (4) to subsidiaries and affiliates; and (5) for legal process and protection. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Store and Protect Your Personal Information?** The security of your personal information is important to us. That is why we take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

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**How Long Do We Keep Your Personal Information?** We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

**Your Choices** We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

**International Jurisdictions:** Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Policy. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

**Changes to Our Policy** We may change the Policy from time to time. Any and all changes to the Policy will be reflected on this page and in the full Policy, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE POLICY.**

#### **For California Residents**

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. [To learn more, please visit https://www.firstam.com/privacy-policy/](https://www.firstam.com/privacy-policy/).

**Contact Us:** [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.

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## PRIVACY POLICY

### WHAT DOES SECURITY 1<sup>ST</sup> TITLE DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Security 1<sup>ST</sup> Title, LLC, pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Security 1st Title, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
<b>For our everyday business purposes</b> —to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
<b>For our marketing purposes</b> —to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> —information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
<b>For our affiliates' everyday business purposes</b> —information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b>	Yes	No
<b>For nonaffiliates to market to you.</b> Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. (We do not control their subsequent use of information, and suggest you refer to their privacy notices.)

Sharing practices	
<b>How often does Security 1<sup>st</sup> Title notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How does Security 1<sup>st</sup> Title protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
<b>How does Security 1<sup>st</sup> Title collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>• request insurance-related services</li> <li>• provide such information to us</li> </ul> <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
<b>What sharing can I limit?</b>	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
<b>Contact Us</b>	If you have any questions about this privacy notice, please contact us at: Security 1st Title, 727 N. Waco, Suite 300, Wichita, KS 67203

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**AUCTION**