



AUCTION

PROPERTY INFORMATION



ABSOLUTE AUCTION

SITE SIZE:
7,120 SF

HOUSE SIZE:
1,291 SF

OF BEDROOMS:
2

OF BATHROOMS:
1

YEAR BUILT:
1949

GARAGE:
OVERSIZED 1 CAR

SCHOOL DISTRICT:
USD 264 CLEARWATER

2023 TAXES:
GENERALS: \$2,415.51
SPECIALS: \$8.38

Online Only Auction

July 16, 2024 - Bidding Ends 2:00 PM

120 S. GORIN AVE. CLEARWATER, KS 67026

PROPERTY HIGHLIGHTS

BUNGALOW IN THE HEART OF CLEARWATER. Two-bedroom, one bathroom ranch style home. Brick home with original hardwood flooring. Updated bathroom. Appliances and washer and dryer included in sale. Fenced in backyard with tornado shelter and oversized, one-car garage.



Kevin Howell, Certified Auctioneer
316-292-3971 | khowell@weigand.com





AUCTION

PROPERTY INFORMATION

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Kevin Howell, Certified Auctioneer
316-292-3971 | khowell@weigand.com





Commitment Cover Page

Order Number: **3069402**

Delivery Date: **04/12/2024**

Property Address: **120 S. Gorin St., Clearwater, KS 67026**

For Closing Assistance

Transaction Services
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 267-8371
ts@security1st.com

For Title Assistance

Residential Title Staff
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 779-1994
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: Brenda Navarro
150 N. Market
Wichita, KS 67202
(316) 304-4240 (Cell)
(316) 262-6400 (Work)
(316) 262-0647 (Work Fax)
bnavarro@weigand.com
Delivered via: Electronic Mail

Seller/Owner

Lavona F. Greenlee
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 Fee Invoice

Date:	04/12/2024	Buyer(s):	A Legal Entity, To Be Determined
Order No.:	3069402	Seller(s):	Lavona F. Greenlee
Issuing Office:	Security 1st Title 727 N Waco Ave, Ste 300 Wichita, KS 67203	Property Address:	120 S. Gorin St., Clearwater, KS 67026

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (TBD)	\$545.00
	Total TBD
If Security 1st Title will be closing this transaction, the fees listed above will be collected at closing. Otherwise, please remit payment to the issuing office above.	
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:

00285008

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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 EXTRACTIONAL 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

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First American Title™

Commitment for Title Insurance
Kansas - 2021 v. 01.00 (07-01-2021)**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) rthd@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	SBR-NW3069402		
Property Address:	120 S. Gorin St. Clearwater, KS 67026		

SCHEDULE A**1. Commitment Date:**

03/26/2024 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:

Lavona F. Greenlee

5. The Land is described as follows:

A tract in the Northwest quarter of the Northeast quarter of Section 26, Township 29 South, Range 2 West of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows:

Beginning at the Northwest corner of Lot 14, Gorin Avenue, Tracy and Byers Addition to Clearwater; thence North 50 feet; thence East 140 feet; thence South 50 feet; thence West 140 feet to the place of beginning.

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. **File a release of Mortgage dated November 01, 2013, recorded November 07, 2013, as Doc#/Flm-Pg: [29416490](#), made by Lavona F. Greenlee, to Frist State Bank & Trust, in the amount of \$68,500.00.**
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 Lavona F. Greenlee, 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 fiscal year 2023 in the original amount of \$2,423.89.**

First Installment: \$1,211.95, PAID

Second Installment: \$1,211.94, DUE, but not delinquent until May 10, 2024

Property I.D. # NI-CL-00310

PIN # 00285008

8. **Subject to existing road, street or highway rights of way.**
9. **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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TITLE INFORMATION

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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First American Title™

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 or toll free at 1-866-718-0097.

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PRIVACY POLICY

WHAT DOES SECURITY 1ST 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 1ST 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?
For our everyday business purposes —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
For our marketing purposes —to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes —information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes —information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. 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	
How often does Security 1st Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Security 1st Title protect my personal information?	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.
How does Security 1st Title collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> request insurance-related services provide such information to us <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>
What sharing can I limit?	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.
Contact Us	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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Property Taxes and Appraisals

On Tuesday, June 4, 2024, the appraisal system will be upgraded. Access to reports and documents, as well as appraisal information will not be available until the upgrade has been completed.

120 S GORIN AVE CLEARWATER

Property Description

Legal Description	BEG NW COR LOT 14 GORIN AVE TRACY & BYERS ADD N 50 FT E 140 FT S 50 FT W TO BEG NE1/4 SEC 26-29-2W
Owner	GREENLEE LAVONA F
Mailing Address	120 S GORIN CLEARWATER KS 67026-7813
Geo Code	NI CL00310
PIN	00285008
AIN	267260120100600
Tax Unit	5401 130 CLEARWATER U-264-CCD NICL
Land Use	1101 Single family detached dwelling
Market Land Square Feet	7,120
2024 Total Acres	.16
2024 Appraisal	\$135,300
2024 Assessment	\$15,560

Residential Structure Characteristics

Year Built	1949
Bedrooms	2
Living Sq. Ft.	1,291
Full Baths	1
Half Baths	
Architectural Style	Ranch
Basement Sq. Ft.	
Finished Basement Sq. Ft.	
Basement Type	Crawl - 2
Condition	GOOD
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	\$14,800	\$120,500	\$135,300	
2023	Residential	\$14,800	\$120,500	\$135,300	+21%
2022	Residential	\$13,900	\$98,000	\$111,900	+8%
2021	Residential	\$13,900	\$89,700	\$103,600	+8%
2020	Residential	\$13,900	\$82,000	\$95,900	
2019	Residential	\$13,900	\$82,000	\$95,900	+5%
2018	Residential	\$9,000	\$82,300	\$91,300	
2017	Residential	\$12,600	\$78,700	\$91,300	

X Lavona F Greenlee 6/4/24

TAX INFORMATION

6/3/24, 11:04 AM

Property Taxes and Appraisals | Sedgwick County, Kansas

Year	Class	Land	Improvements	Total	Change
2016	Residential	\$12,600	\$78,700	\$91,300	+6%
2015	Residential	\$12,600	\$73,700	\$86,300	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Residential	\$1,702	\$13,858	\$15,560	
2023	Residential	\$1,702	\$13,858	\$15,560	+21%
2022	Residential	\$1,599	\$11,270	\$12,869	+8%
2021	Residential	\$1,599	\$10,316	\$11,915	+8%
2020	Residential	\$1,599	\$9,430	\$11,029	
2019	Residential	\$1,599	\$9,430	\$11,029	+5%
2018	Residential	\$1,035	\$9,465	\$10,500	
2017	Residential	\$1,449	\$9,051	\$10,500	
2016	Residential	\$1,449	\$9,051	\$10,500	+6%
2015	Residential	\$1,449	\$8,476	\$9,925	

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	161.454000	\$2,415.51	\$8.38	\$0.00	\$0.00	\$2,423.89	\$2,423.89	\$0.00
2022	162.131000	\$1,994.46	\$8.38	\$0.00	\$0.00	\$2,002.84	\$2,002.84	\$0.00
2021	162.577000	\$1,891.13	\$7.90	\$0.00	\$0.00	\$1,899.03	\$1,899.03	\$0.00
2020	162.927000	\$1,750.90	\$7.80	\$0.00	\$0.00	\$1,758.70	\$1,758.70	\$0.00
2019	162.580291	\$1,747.07	\$7.80	\$0.00	\$0.00	\$1,754.87	\$1,754.87	\$0.00
2018	159.628000	\$1,630.10	\$5.88	\$0.00	\$0.00	\$1,635.98	\$1,635.98	\$0.00
2017	156.261000	\$1,594.73	\$5.88	\$0.00	\$0.00	\$1,600.61	\$1,600.61	\$0.00
2016	152.228000	\$1,552.39	\$4.88	\$0.00	\$0.00	\$1,557.27	\$1,557.27	\$0.00
2015	150.309000	\$1,445.83	\$4.88	\$0.00	\$0.00	\$1,450.71	\$1,450.71	\$0.00
2014	149.427512	\$1,483.24	\$6.48	\$0.00	\$0.00	\$1,489.72	\$1,489.72	\$0.00

Tax Authorities

Tax Authority

0101 STATE		Tax Rate
0201 COUNTY		1.500000
0439 NINNESCAH TOWNSHIP		28.988000
0504 CITY OF CLEARWATER		0.930000
0607 USD 264		64.044000
0607 USD 264 SC		15.837000
		7.775000
		Total: 161.454000

TAX INFORMATION

6/3/24, 11:04 AM

Property Taxes and Appraisals | Sedgwick County, Kansas

Tax Authority	Tax Rate
0607 USD 264 SG	20.000000
0714 USD 264 BOND	15.917000
0807 USD 264 REC COMM	3.496000
0901 CLEARWATER CEMETERY	2.967000
Total: 161.454000	

X LeVona D Greenlee 6/4/24



The Standard for Excellence.™

Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 120 S Gorin Clearwater, KS 67026

Seller: Lavona F Greenlee

Date of Purchase 8/29/2008

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

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

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

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

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

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

PART I

APPLIANCES						ELECTRICAL					
TRANSFERS TO BUYER		Smart Device	Indicate the condition of the following items by marking the appropriate boxes.	TRANSFERS TO BUYER		Smart Device	Indicate the condition of the following items by marking the appropriate boxes.				
None	Does Not Transfer			Working	Not Working			Don't Know			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Light Fixtures				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches/Outlets				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range (Circle One) <input type="checkbox"/> Gas <input type="checkbox"/> Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s)				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Vent Fan(s)				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Built in (Circle One) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Telephone Wiring/Blocks/Jacks				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Door Bell <i>Next buyer needs subscription</i>				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vented Outside (Circle One) <input type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Washer	# of Remotes:			Keypad Entry: (Circle One) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum Wiring				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Attached Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service Panel Total Amps				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Equipment - (Circle One) <input type="checkbox"/> Own <input type="checkbox"/> Rent/Lease				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Company				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wind - (Circle One) <input type="checkbox"/> Own <input type="checkbox"/> Rent/Lease				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hydroelectric - (Circle One) <input type="checkbox"/> Own <input type="checkbox"/> Rent/Lease				
Comments:				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security System - (Circle One) <input type="checkbox"/> Own <input type="checkbox"/> Rent/Lease				
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Company				
				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Audio/Video Surveillance System <i>buyer needs subscription</i>				

Rev 12/23

SELLER'S INITIALS: LG

Pg 1 of 7

BUYER'S INITIALS: _____

#1004

SELLERS PROPERTY DISCLOSURE

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

PART II

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

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

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all that apply: <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): <input type="checkbox"/> YES <input type="checkbox"/> NO
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Movement, shifting, deterioration or other problems with walls or foundation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracks or flaws in the walls, floors or foundation?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Problems with driveways, walkways, patios, retaining walls, party walls?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Problems with operation of windows or doors, or broken seals?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the walls?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the floors?
Additional Comments: <u>Patio room windows replaced in approximately</u> <u>2008.</u> <u>Normal settling cracks in driveway/walkway; no</u> <u>repairs/replacements to be made.</u>			

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Age: <u>Approx 8-9 yrs</u> Type: <u>Composition</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any <input type="checkbox"/> PAST <input type="checkbox"/> PRESENT roof leaks? (Mark One) If any, identify details below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	During your ownership, has the roof ever been <input checked="" type="checkbox"/> REPLACED? <input type="checkbox"/> REPAIRED? (Mark One) If YES, Date: <u>2015/2016</u> (Identify details below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you know of any problems with chimneys or chases? (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the ceiling/attic?
Additional Comments: _____ _____ _____			

YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW
According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Presence of any mold/mildew in the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any problems created by mold or mildew for occupants of the structure during your ownership?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments: _____ _____ _____			

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

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

YES	NO	DON'T KNOW	SECTION 4 WATER/SEWAGE SYSTEMS	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to City Water?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to any private water systems? (Mark all that apply.)	
			<input type="checkbox"/> Drinking Well	<input type="checkbox"/> Irrigation Well
			<input type="checkbox"/> Geo-Thermal Well	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Working?	Type: _____ Location: _____ Depth: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Working?	Type: _____ Location: _____ Depth: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Working?	Type: _____ Location: _____ Depth: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the water in any wells shown test results of contamination? (If YES, explain below.)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a septic system? Date Last Pumped: _____	
			Tank Size: _____	Location: _____
			# feet laterals: _____	# Feet infiltrators: _____ Location: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a lagoon system? Location: _____	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to some other type of waste disposal system? (If YES, explain below.)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has the main waste disposal line ever been snaked or scoped?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is there any problem relating to the waste disposal system?	
Additional Comments:				

YES	NO	DON'T KNOW	SECTION 5 WATER INTRUSION/LEAKS	
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any water leakage in or around the fireplace or chimney?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any water leakage around (If YES, mark all that apply.) <input type="checkbox"/> WINDOWS <input type="checkbox"/> SKYLIGHTS <input type="checkbox"/> DOORS?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any leaks caused by appliances?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any water leakage into (If YES, mark all that apply.) <input type="checkbox"/> BASEMENT <input type="checkbox"/> CRAWL SPACE	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any accumulation of water within the basement/crawl space?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump Pump(s) Location(s): _____	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drain Tiles (If YES, mark all that apply.) <input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR	
Additional Comments:				

YES	NO	DON'T KNOW	SECTION 6 PEST, WOOD INFESTATION & DRY ROT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)	
			<input type="checkbox"/> WOOD DESTROYING INSECTS	<input type="checkbox"/> DRY ROT
			<input type="checkbox"/> OTHER WOOD INFESTATION	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)	
			<input type="checkbox"/> WOOD DESTROYING INSECTS	<input type="checkbox"/> DRY ROT
			<input type="checkbox"/> OTHER WOOD INFESTATION	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been any repairs of such damage? (If YES, explain below.)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property currently under a termite warranty or other coverage by a licensed pest control company?	
			Company: _____	Warranty Expiration Date: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any pest control reports in the last 5 years? (If YES, explain below.)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any professional pest control treatments in the last 5 years? (If YES, explain below.)	
Additional Comments:				

SELLERS PROPERTY DISCLOSURE

179

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

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

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SECTION 7

ENVIRONMENTAL CONDITIONS

YES	NO	DON'T KNOW
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Is the property located in a subdivision with a master drainage plan?

If YES, is the property in compliance?

Has the property ever had any drainage problems during your ownership? (If YES, explain below.)

Are there any producing or non-producing gas/oil wells on the property or adjacent property?

Do mineral rights convey to buyer? If NO, please define:

Groundwater contamination has been detected in several areas in the State of Kansas.

Are you aware of groundwater contamination or other environmental concerns?

Any reports or records pertaining to groundwater contamination or other environmental concerns?

Are there any diseased or dead trees and shrubs?

To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)

Asbestos

Contaminated soil or water (including drinking water)

Landfill or buried materials

Lead-based paint (If YES, attach disclosure.)

Radon gas in house or well Has a mitigation system been installed? (Mark One) ☐ YES ☐ NO

Methane Gas

Oil sheers in wet areas

Radioactive material

Toxic material disposal (solvents, chemicals, etc.)

Underground fuel or chemical storage tanks

EMFs (Electro Magnetic Fields)

Urea formaldehyde foam insulation (UFFI)

Other:

Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?

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

Comments:

SECTION 8

BOUNDARIES/LAND

YES	NO	DON'T KNOW
-----	----	------------

Have you had a survey of the property? (If YES, attach copy if available.)

Are the boundaries of your property marked in any way?

Is there any fencing on the boundaries of the property?

Does fencing belong to the property? If YES, which sides?

Yes all sides

Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)

Is the property owner responsible for maintenance of any such shared feature(s)?

To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?

To your knowledge, is any portion of the property located in a federally designated flood plain?

Do you currently, or have you ever, paid flood insurance for the property?

To your knowledge, is any portion of the property located in a designated wetlands area?

Do you know of any of the following items that have occurred on the property or in the immediate area?

(Mark all that apply.)

☐ EXPANSIVE SOIL

☐ FILL DIRT

☐ SLIDING

☐ SETTLING

☐ EARTH MOVEMENT

☐ UPHEAVAL

☐ EARTH STABILITY PROBLEMS

Comments:

SELLERS PROPERTY DISCLOSURE

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

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

YES	NO	DON'T KNOW	SECTION 9 SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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"/> Owner <input type="checkbox"/> County <input type="checkbox"/> Public Record <input type="checkbox"/> Other: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property subject to rules or regulations of an active Homeowner's Association?
			Annual Dues? _____ Initiation Fee? _____
			Homeowner's Association contact information: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property subject to a right of first refusal?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any violations of such covenants and restrictions?
Comments:			

YES	NO	DON'T KNOW	SECTION 10 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 replacement 2015/2016</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there any unrepaired damage due to hail, storm, wind, fire or flood?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does a pet(s) reside or has a pet(s) ever resided in or on the property?
<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does any other personal property remain? If YES, please list: <u>Table + chairs in gazebo in backyard stay</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"/> Swimming Pool <input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub <input type="checkbox"/> Sauna <input type="checkbox"/> Water Feature
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If YES, are either of the following heated? <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Spa If yes, type of heat? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
			Explain: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property in a historic, 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:			

Any Additional Comments For Part II:

287 **SELLER'S ACKNOWLEDGEMENT**

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: ☒ 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: LaTonya Greenlee 6/4/24 SELLER: _____
 297 Date Date

298 **BUYER'S ACKNOWLEDGEMENT AND AGREEMENT**

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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The Standard for Excellence.™

GROUNDWATER / ENVIRONMENTAL ADDENDUM

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

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

5 The parties are proposing the sale and purchase of certain property, commonly known as:
6 120 S Gorin Clearwater, KS 67026

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

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

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

10 LL Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or
12 _____ Known groundwater contamination or other environmental concerns are: _____
13 _____
14 _____

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

16 LL Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or
18 _____ Seller has provided the Buyer with all available records and reports pertaining to
19 groundwater contamination or other environmental concerns (list document below):
20 _____
21 _____

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

23 **(c) _____ Buyer has received copies of all information, if any, listed above. (initial)**

24 CERTIFICATION

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

28 La Tona J Greenlee 6/4/24
29 Seller Date

Buyer Date

30 _____
31 Seller Date

Buyer Date

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Property Address: 120 S Gorin Clearwater, KS 67026

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).

(ii) LS 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).

(ii) LS 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) SC 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>LaVone J. Brunker</u>	<u>6/4/24</u>		
Seller	Date	Seller	Date
<u>Stephen Carlson</u>	<u>6-4-24</u>		
Purchaser	Date	Purchaser	Date
<u>SC</u>	Date	Agent	Date



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

The transaction broker is responsible for performing the following duties:

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

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.

Agent (Licensee): Stephanie Carlson/Kevin Howell **Supervising Broker:** Delaine Lacey

Real Estate Companies Name (As Approved By KREC): J.P. Weigand & Sons, Inc.

Company Address and Contact Information: 4050 N Ridge Rd Wichita, KS 67205 316-722-6182

☒ SELLER ☐ BUYER

Lavona F Greenlee
Print Name

Lavona F Greenlee
Signature

6/4/24
DATE

☐ SELLER ☐ BUYER

Print Name

Signature

DATE

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



"The Standard for Excellence."

FAIR HOUSING COMPLIANCE

Buyer letters are a tactic used by some buyers in an attempt to stand out to a seller. While such letters may seem harmless, these communications can raise Fair Housing compliance concerns.

J.P. Weigand & Sons Inc. strongly recommends that before any letters are read for consideration of an offer that the Seller(s) consider the following:

*A decision to accept or reject an offer should be based on objective criteria only (price, terms etc..).

*Buyer letters may contain personal information and reveal characteristics of the buyer, such as race, color, religion, sex, sexual orientation, or gender identity, handicap, familial status, age, or national origin which could then be used, knowingly or through unconscious bias, as an unlawful basis for seller's decision to accept or reject an offer.

Our policy is that we will not open or read any buyer letters but will deliver to Seller upon request. Our goal is to protect our clients from any Fair Housing liability and create best practices that do not violate the Fair Housing Act.

LaDonna J. Greenlee 6/4/24

Seller

Date

Seller

Date

Stephanie Carlson 6-4-24

Agent

Date



Parcel ID: 087-267-26-0-12-01-006.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R216773



Tax Year: 2024 Run Date: 4/4/2024 9:22:34 AM

OWNER NAME AND MAILING ADDRESS

GREENLEE LAVONA F

120 S GORIN

CLEARWATER, KS 67026-7813

PROPERTY SITUS ADDRESS

120 S GORIN AVE
CLEARWATER, KS 67026

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:
Multi-Zoning: N **Non-Conforming:** N
Neighborhood: 260.1 260.1
Economic Adj. Factor:
Map / Routing: /
School District: 0607 USD 264
Legacy ID: 00285008
Investment Class:
Tax Unit Group: 5401-5401 130 CLEARWATER
U-264-CCD NICL

TRACT DESCRIPTION

BEG NW COR LOT 14 GORIN AVE TRACY
&BYERS ADD N 50 FT E 140 FT S 50 FT W TO
BEG NE1/4 SEC 26-29-2W



267260120100600 01/19/2024

Image Date: 02/27/2024

PROPERTY FACTORS

Topography: Level - 1

Utilities: All Public - 1

Access: Paved Road - 1, Alley - 7

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

Date	Time	Code	Reason	Appraiser	Contact	Code
08/10/2021	7:35 AM	11	RE	522		
08/05/2015	1:00 PM	12	RE	522/533		
10/14/2010	8:00 AM	7	RE	487		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

Cls	Land	Building	Total
R	14,800	120,500	135,300

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	14,800	120,500	135,300

Total	14,800	120,500	135,300	Total	14,800	120,500	135,300
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MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1	7,120				4	75						R0131	12,000.00	1.86	0.53	0.53	2.08	14,800

Total Market Land Value 14,800



Parcel ID: 087-267-26-0-12-01-006.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R216773



Tax Year: 2024 Run Date: 4/4/2024 9:22:34 AM

DWELLING INFORMATION										COMP SALES INFORMATION										CALCULATED VALUES									
Situs: 120 S GORIN AVE CLEARWATER, KS										Arch Style: 02-Ranch										Cost Land: 14,800									
Res Type: 1-Single-Family Residence										Bsmt Type: 2-Crawl - 2										Cost Building: 141,330									
Quality: 3.00-AV										Total Rooms: 4 Bedrooms: 2										Cost Total: 156,130									
Year Blt: 1949 Est: Yes										Family Rooms:										Ag Use Land: 0									
Eff Year:										Full Baths: 1 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: 02 - 75,000 - 125,000										Income Value: 0									
Total Living Area: 1,291																				Market Value: 163,200									
Calculated Area: 1,291																				MRA Value: 148,300									
Main Floor Living Area: 1,291																				Weighted Estimate: 173,200									
Upper Floor Living Area Pct:																				New Construction: 0									
CDU: GD																				Indexed Value: 0									
Phys/Func/Econ: AV / /																													
Ovr Pct Gd/Rsn:																													
Remodel:																													
Remodel Descrip: 1986																													
Percent Complete:																													
Assessment Class:																													
MU CIs/Pct:																													

IMPROVEMENT COST SUMMARY			
Dwelling RCN:			170,910
Percent Good:			80
Mkt Adj:	100	Eco Adj:	100
Building Value:			136,720
Other Improvement RCN:			12,820
Other Improvement Value:			4,610

BUILDING COMMENTS

RemDesc: 1986

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 - Detac	D	1.00	1	1965			384	80	8	16 X 24	1	3	3					0	12,820	36	4,610

DWELLING COMPONENTS						
No.	Code	Units	Pct	Quality	Year	
1	131-Veneer, Brick		100			
2	208-Composition Shingle		100			
3	351-Warmed & Cooled Air		100			
4	402-Automatic Floor Cover Allowance					
5	601-Plumbing Fixtures	5				
6	602-Plumbing Rough-ins	1				
7	622-Raised Subfloor	1,291				
8	723-Carport, Gable Roof	200				
9	901-Open Slab Porch	220			1986	
10	904-Slab Porch with Roof	66				

FINAL VALUES	
Value Method:	PRIOR
Land Value:	14,800
Building Value:	120,500
Final Value:	135,300
Prior Value:	



Parcel ID: 087-267-26-0-12-01-006.00-

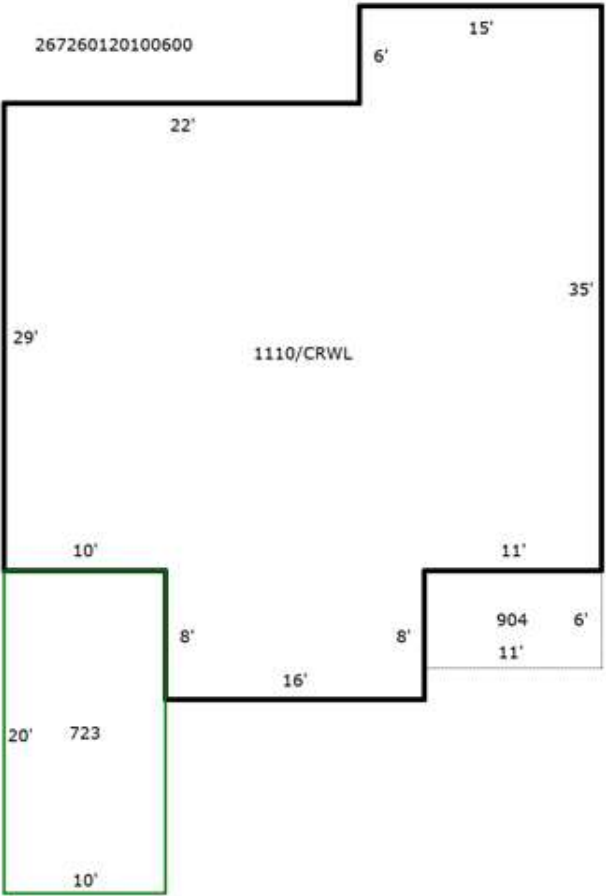
SGORIONPROD Expanded Appraisal Card

Quick Ref: R216773



Tax Year: 2024 Run Date: 4/4/2024 9:22:34 AM

Situs: 120 S GORIN AVE CLEARWATER, KS 67026



Sketch by: Agnes Skowch

Home Inspection Report



120 S Gorin Ave
Clearwater, KS 67026

Prepared for: Stephanie Carlson

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



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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 120 S Gorin Ave
City Clearwater State KS Zip 67026

Client Information

Client Name Stephanie Carlson

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 350+35

Conditions

Others Present None Property Occupied No
Estimated Age Between 70 and 80 Years Entrance Faces West: For descriptive purposes, we will say that this property faces West.
Inspection Date 04/15/2024
Start Time 09:00am End Time NST
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 67
Weather Cloudy Soil Conditions Damp
Space Below Grade Crawl Space
Building Type Single family Garage Detached



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 - Common cracking and spalling noted. No repairs needed at this time.
2. Needs Attention Walks: Concrete - Walk has settled causing negative drainage. Recommend contacting a qualified contractor to evaluate and estimate cost of repair.



3. Needs Attention Patio: Concrete - Back patio has settled causing negative drainage. Recommend contacting a qualified contractor to evaluate and estimate cost of repair.



4. Needs Attention Deck: Stained wood - Deck is due for cleaning and sealing. This is commonly forgotten by homeowners and can eventually lead to more costly repairs if not done at least every other year. Recommend cleaning and sealing deck. It is also important to note, due to the deck being built on grade I was unable to inspect underneath the deck to determine the quality of the construction of the deck.



5. Needs Attention Grading: Flat to negative slope - Flat to negative slope towards foundation in some areas. Recommend the addition or movement of existing dirt to improve grade. Pictures are a sample.



Lots and Grounds (Continued)

Grading: (continued)



6. Acceptable

Vegetation: Shrubs/Tree

Exterior Surfaces and Components

Most Sides are Similar Exterior Surface

1. Needs Attention Type: Brick veneer and wood - Water damage present at front walk cover. Recommend repair.

- Stair step cracking on south wall. Appeared to be due to common and typical settling. Recommend filling voids to prevent moisture and pest intrusion.

- Siding was damaged and in need of repair around a few areas of the garage in order to prevent water and pest intrusion. Pictures are a sample.



2. Acceptable

Entry Doors: Wood

3. Acceptable

Patio/Deck Doors: Wood



Exterior Surfaces and Components (Continued)

- 4. Acceptable Exterior Lighting: Surface mount
- 5. Needs Attention Exterior Electric Outlets: No Outlets Found
- 6. Acceptable Hose Bibs: Rotary
- 7. Acceptable Gas Meter: Directly outside the home
- 8. Acceptable Main Gas Valve: Located at gas meter

Roof

All Roofs Similar Roof Surface

- 1. Method of Inspection: Walked on Roof
- 2. Needs Attention Material: Asphalt shingle - Exposed and rusted nail heads were present on the roof. Rusty nails should be replaced and all exposed nail heads sealed to prevent more costly repairs in the future. Pictures are a sample.



- 3. Type: Hip
- 4. Approximate Age: 8 - 12 years
- 5. Acceptable Plumbing Vents: Galvanized
- 6. Acceptable Gutters: Aluminum
- 7. Acceptable Downspouts: Aluminum
- 8. Acceptable Leader/Extension: Splashblocks/extensions

Main Chimney

- 9. Needs Attention Chimney: Brick - Sealant failing at roof flashing. Recommend repair to prevent leakage.



- 10. Acceptable Flue/Flue Cap: Clay/Concrete - Not Fully Visible



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: From the attic access. Due to the type of insulation present, construction methods or other safety concerns, some attics are not walked and the inspection is limited to the view from the access.
2. Acceptable Roof Framing: Dimensional Wood Rafter
3. Acceptable Sheathing: Strand board
4. Acceptable Ventilation: Roof and soffit vents
5. Acceptable Insulation: Loose fill
6. Acceptable Insulation Depth: Varied - Common and typical for age of home. Recommend adding insulation to bring R factor up to recommended levels for the area for thermal purposes.

Crawl Space

NOTE: It is important to note that all crawlspaces will contain some amount of active mold due to the elevated humidity and lack of ventilation common for these areas. A review for mold is outside of the scope of this inspection and its exclusion from this report does not mean mold is not present.

Main Crawl Space

1. Method of Inspection: From the access. Due to the type of insulation present, construction methods or other safety concerns, some crawlspaces are not entered and the inspection is limited to view from the access.
2. Acceptable Access: Missing
3. Acceptable Moisture Penetration: Damp in Areas

Garage/Carport

Detached Garage

1. Type of Structure: Detached Car Spaces: 2
2. Needs Attention Garage Doors: Fiberglass - Door was damaged and duct taped. Recommend budgeting for repair/replacement.



3. Acceptable Door Operation: Functional
4. Acceptable Door Opener: Functional - The automatic reverse was not tested due to the possibility of causing damage to the door or opener.
5. Acceptable Service Doors: Wood
6. Acceptable Floor/Foundation: Poured concrete - Common and typical cracking is noted.



Structure

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

- | | |
|----------------------|--|
| 1. <u>Acceptable</u> | Structure Type: <u>Wood frame</u> |
| 2. <u>Acceptable</u> | Foundation: <u>Poured - Common and typical cracking was noted.</u> |
| 3. <u>Acceptable</u> | Bearing Walls: <u>Frame</u> |
| 4. <u>Acceptable</u> | Joists/Trusses: <u>2x Lumber</u> |

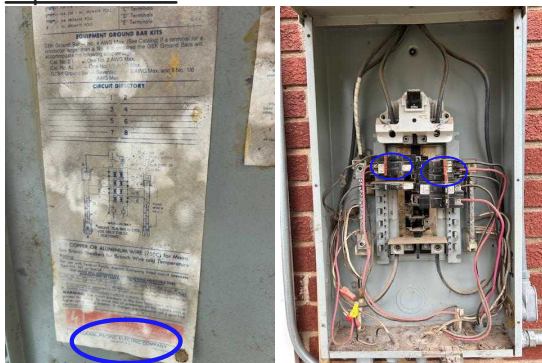
Electrical

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: <u>100</u> | Volts: <u>110-240 VAC</u> |
| 2. <u>Acceptable</u> | Service: <u>Aluminum</u> |
| 3. <u>Acceptable</u> | 110 VAC Branch Circuits: <u>Copper</u> |
| 4. <u>Acceptable</u> | 220 VAC Branch Circuits: <u>Copper and Aluminum</u> |
| 5. <u>Acceptable</u> | Conductor Type: <u>Non-metallic sheathed cable</u> |
| 6. <u>Acceptable</u> | Ground: <u>Plumbing and rod in ground</u> |

Back of house - Main Electric Panel

7. 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.



- | |
|--|
| 8. Maximum Capacity: <u>200 Amps</u> |
| 9. <u>Acceptable</u> Main Breaker Size: <u>100 Amps</u> |
| 10. <u>Acceptable</u> Breakers: <u>Copper and Aluminum Rated</u> |
- Garage - Subpanel Electric Panel



Electrical (Continued)

11. 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.



12. Maximum Capacity: 100 Amps
 13. Acceptable Main Breaker Size: Not listed
 14. 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: Galvanized - NOTE: Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating.
 2. Needs Attention Main Water Shutoff: Not Found - Recommend having licensed plumber install accessible main water shutoff.
 3. Needs Attention Water Lines: Galvanized - Indication of leaking (corrosion, staining) was observed at water heater connections. Recommend repair by a licensed plumber to prevent leaking.

NOTE: Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating.



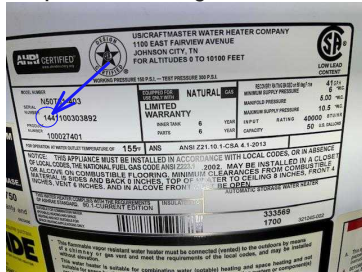


Plumbing (Continued)

4. Acceptable Vent Pipes: Galvanized
 5. Acceptable Gas Service Lines: Black Pipe

Closet Water Heater

6. Needs Attention Water Heater Operation: Functional at time of inspection - This water heater is operating at or past its design life. Recommend budgeting for replacement soon.



7. Type: Natural gas Capacity: 50 Gal.
 8. Approximate Age: 9-10 years Area Served: Whole building
 9. Needs Attention Flue Pipe: Double wall - Flue had a negative slope. It should have a positive slope of at minimum 1/4" per foot for safety purposes. Recommend repair by a licensed contractor for safety purposes.



10. Acceptable TPRV and Drain Tube: Copper

Air Conditioning

Main AC System

1. Acceptable A/C System Operation: Functional at time of inspection



2. Acceptable Condensate Removal: PVC
 3. Acceptable Exterior Unit: Pad mounted



Air Conditioning (Continued)

4. Area Served: Whole building Approximate Age: 12-15 years
5. Fuel Type: 220-240 VAC Temperature Differential: NA
6. Type: Central A/C Capacity: 2.5 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: Forced air Capacity: 80,000 BTU
3. Area Served: Whole building Approximate Age: 12-15 years
4. Fuel Type: Natural gas
5. Acceptable Blower Fan/Filter: Direct drive with disposable filter
6. Unable to Inspect: 75%

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. Acceptable Fireplace Construction: Tile/Wood
2. Type: Gas - Ornamental
3. Not Inspected Flue/Vent: Not fully visible



Kitchen

1st Floor Kitchen

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

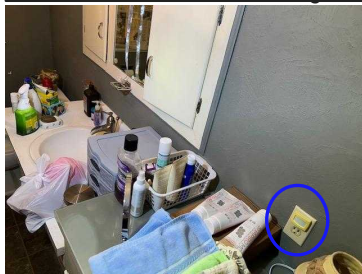


2. Acceptable Plumbing/Fixtures: Metal fixtures with PVC traps
3. Needs Attention Electrical: 110 VAC - Not GFCI protected which is common and typical for a home of this age. In modern construction it is required to have GFCI protection for safety on any outlet within 6 feet of running water. Recommend upgrading to GFCI protected outlets.
4. Acceptable Ventilator: Functioned
5. Acceptable HVAC Source: Split system heating and cooling

Bathroom

All Bathrooms Similar Bathroom

1. Needs Attention Electrical: 110 VAC - Not GFCI protected which is common and typical for a home of this age. In modern construction it is required to have GFCI protection for safety on any outlet within 6 feet of running water. Recommend upgrading to GFCI protected outlets.



2. Acceptable Faucets/Traps: Metal fixtures with PVC traps
3. Acceptable Tub/Shower/Surround: Porcelain tub and ceramic tile surround
4. Acceptable Toilets: Functioned
5. Acceptable HVAC Source: Split system heating and cooling



Bathroom (Continued)

6. Needs Attention Ventilation: Window only. Common and typical for the age of the home. Modern construction would also required a fan. Bathrooms are recommended to have proper ventilation in order to control humidity to prevent mold and other potential issues. Installing a ventilation fan is recommended as an upgrade.



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. Needs Attention Floor: Carpet and Hard Surfaces - The hard wood floors are due for re-sealing. Recommend re-sealing floors to prevent more costly repairs in the future.



5. Acceptable Doors: Hollow wood



Interior Rooms (Continued)

6. Needs Attention Windows: Wood



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. Recommend installing smoke detectors in the bedrooms and hallways, as well as carbon monoxide detectors near gas burning appliances for safety purposes.



Laundry Room/Area

Main Laundry Room/Area

1. Acceptable

Electrical: 110 VAC outlets and lighting circuits

2. Acceptable

Dryer Vent: 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.

3. Acceptable

Washer Hose Bib: Rotary

4. Acceptable

Washer Drain: Wall mounted drain

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 - Walk has settled causing negative drainage. Recommend contacting a qualified contractor to evaluate and estimate cost of repair.



2. Patio: Concrete - Back patio has settled causing negative drainage. Recommend contacting a qualified contractor to evaluate and estimate cost of repair.



3. Deck: Stained wood - Deck is due for cleaning and sealing. This is commonly forgotten by homeowners and can eventually lead to more costly repairs if not done at least every other year. Recommend cleaning and sealing deck. It is also important to note, due to the deck being built on grade I was unable to inspect underneath the deck to determine the quality of the construction of the deck.



4. Grading: Flat to negative slope - Flat to negative slope towards foundation in some areas. Recommend the addition or movement of existing dirt to improve grade. Pictures are a sample.





Needs Attention Summary (Continued)

Exterior Surfaces and Components

5. Most Sides are Similar Exterior Surface Type: Brick veneer and wood - Water damage present at front walk cover. Recommend repair.

Stair step cracking on south wall. Appeared to be due to common and typical settling. Recommend filling voids to prevent moisture and pest intrusion.

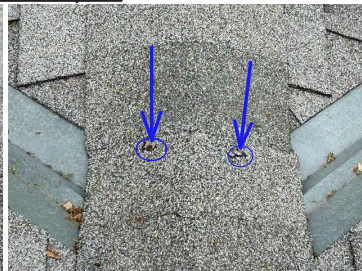
Siding was damaged and in need of repair around a few areas of the garage in order to prevent water and pest intrusion. Pictures are a sample.



6. Exterior Electric Outlets: No Outlets Found

Roof

7. All Roofs Similar Roof Surface Material: Asphalt shingle - Exposed and rusted nail heads were present on the roof. Rusty nails should be replaced and all exposed nail heads sealed to prevent more costly repairs in the future. Pictures are a sample.



8. Main Chimney Chimney: Brick - Sealant failing at roof flashing. Recommend repair to prevent leakage.





Needs Attention Summary (Continued)

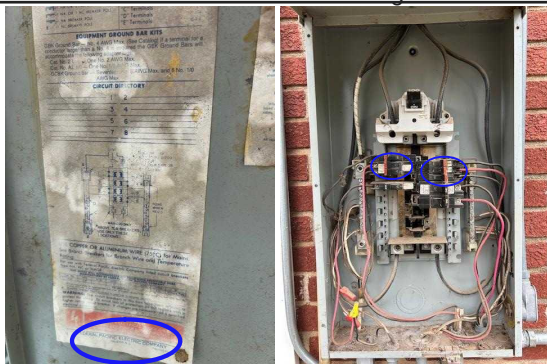
Garage/Carport

9. Detached Garage Garage Doors: Fiberglass - Door was damaged and duct taped. Recommend budgeting for repair/replacement.



Electrical

10. Back of house - Main 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.



11. Garage - 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.



Plumbing

12. Main Water Shutoff: Not Found - Recommend having licensed plumber install accessible main water shutoff.



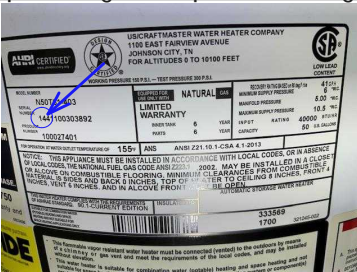
Needs Attention Summary (Continued)

13. Water Lines: Galvanized - Indication of leaking (corrosion, staining) was observed at water heater connections. Recommend repair by a licensed plumber to prevent leaking.

NOTE: Galvanized supply piping corrodes from inside causing decreased flow rates and will eventually require updating.



14. Closet Water Heater Water Heater Operation: Functional at time of inspection - This water heater is operating at or past its design life. Recommend budgeting for replacement soon.



15. Closet Water Heater Flue Pipe: Double wall - Flue had a negative slope. It should have a positive slope of at minimum 1/4" per foot for safety purposes. Recommend repair by a licensed contractor for safety purposes.





Needs Attention Summary (Continued)

Kitchen

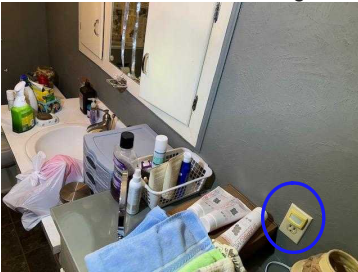
16. 1st Floor Kitchen Dishwasher: Functioned. The high loop was missing on the dishwasher line. Common and typical for age of home. The reason for a high loop is to prevent dirty water from re-entering the dishwasher. Repair is recommended.



17. 1st Floor Kitchen Electrical: 110 VAC - Not GFCI protected which is common and typical for a home of this age. In modern construction it is required to have GFCI protection for safety on any outlet within 6 feet of running water. Recommend upgrading to GFCI protected outlets.

Bathroom

18. All Bathrooms Similar Bathroom Electrical: 110 VAC - Not GFCI protected which is common and typical for a home of this age. In modern construction it is required to have GFCI protection for safety on any outlet within 6 feet of running water. Recommend upgrading to GFCI protected outlets.



19. All Bathrooms Similar Bathroom Ventilation: Window only. Common and typical for the age of the home. Modern construction would also required a fan. Bathrooms are recommended to have proper ventilation in order to control humidity to prevent mold and other potential issues. Installing a ventilation fan is recommended as an upgrade.





Needs Attention Summary (Continued)

Interior Rooms

20. All Living Spaces Living Space Floor: Carpet and Hard Surfaces - The hard wood floors are due for re-sealing. Recommend re-sealing floors to prevent more costly repairs in the future.



21. All Living Spaces Living Space Windows: Wood



22. All Living Spaces Living Space Smoke Detector: Present, however due to the age of the units I recommend replacement upon ownership change. Recommend installing smoke detectors in the bedrooms and hallways, as well as carbon monoxide detectors near gas burning appliances for safety purposes.





Not Inspected Summary

Fireplace/Wood Stove

1. 1st Floor Fireplace Flue/Vent: Not fully visible



Weigand Auction
Broker Registration Form

J.P. Weigand & Sons, Inc.
150 N. Market
Wichita, KS 67202
(316) 262-3970
Email: khowell@weigand.com

Brokerage Company Name: _____
Brokerage License Number: _____ Telephone Number: _____
Address: _____
City: _____ State: _____ Zip: _____
Real Estate Agent's Name: _____
Real Estate Agent's License Number: _____ State: _____
Real Estate Agent's Email: _____
Buyer's Broker/Licensee, if applicable, is functioning as:

☐ Agent of the Buyer

☐ Transaction Broker

☐ Designated Buyer's Agent*

*Supervising Broker acts as a Transaction Broker

Auction Property/Location: 120 S. Gorin Ave., Clearwater, KS

Auction Date: July 16, 2024

Print Name of Prospective Bidder

(Company, Joint Venture, Trustee Name(s): (individual, signing on behalf of buying entity):

3% Broker Participation Fee

To qualify for the 3% Broker Participation Fee, the real estate broker(s) properly registered prospect must be the high bidder, as well as purchase and close on the auction property(s) registered above. Further, the broker must: Be an active, duly licensed in the State of Kansas, real estate broker, not prohibited by law, or Seller's policies and regulations, from participating.

In the case of multiple registrations of the same Prospective Bidder by different brokers, the first registration received by J.P. Weigand & Sons, Inc. will be recognized. The Broker may submit only one Broker Registration Form per auction and with only one Prospective Bidder. The real estate agent must attend live auctions with the Prospective Bidder. If a cooperating broker has not met all of the requirements. No commission will be paid, even if its Prospective Bidder purchases the property.

Broker and Buyer(s) acknowledge and agree that Seller and Auctioneer have not made and hereby specifically disclaims any warranty, guarantees or representation, oral or written, past, present or future of, as, to, or concerning, (i) the nature, square footage, condition, value, or quality of property, including but not by way of limitation, the water, soil, & geology and suitability of the property for any and all activities & uses the Buyer may elect to conduct thereon. Broker and Buyer(s) each hereby agree to indemnify and hold harmless the Auctioneer from and against any and all claims with respect to this transaction. This indemnification agreement of the properties shall survive the closing.

By signing below, we certify that we have both read the above terms and conditions of this registration, the terms and conditions of the auction brochure and due diligence package (if any), and agree to defend and hold J.P. Weigand & Sons, Inc. and Seller harmless if there is a claim by any other broker with this prospective bidder.

Broker Registration Forms must be received by J.P. Weigand & Sons, Inc. 24 hours before Prospective Bidder begins bidding.

Broker

Prospective Bidder

By: _____
Date: _____

By: _____
Date: _____

Received and Acknowledged by J.P. Weigand & Sons, Inc.

By: _____ Date/Time: _____