

PROPERTY INFORMATION PACKET

THE DETAILS



15615 E. 21st St. N., Wichita, KS 67230

AUCTION: BIDDING OPENS: Tues, July 21st @ 2:00 PM
BIDDING CLOSING: Wed, July 29th @ 2:15 PM

12041 E. 13th St. N. · Wichita, KS 67206
316.867.3600 · 800.544.4489 · McCurdy.com



McCurdy
REAL ESTATE & AUCTION



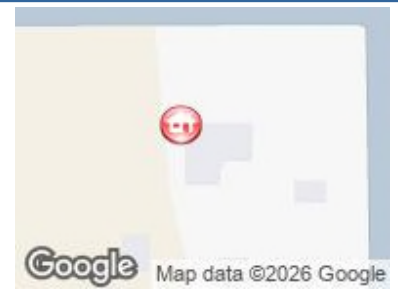
Table of Contents

PROPERTY DETAIL PAGE
TERMS AND CONDITIONS
SELLER'S PROPERTY DISCLOSURES
LEAD-BASED PAINT DISCLOSURE
WATER WELL ORDINANCE
GROUNDWATER ADDENDUM
AVERAGE UTILITIES
ZONING MAP
FLOOD ZONE MAP
AERIAL MAP
UTILITY MAP
BRRETA DISCLOSURE
GUIDE TO AUCTION COSTS

ALL FIELDS CUSTOMIZABLE



MLS # 675332
Status Active
Contingency Reason
Property Type Commercial Service
Address 15615 E 21st St. N.
Address 2
City Wichita
State KS
Zip 67230
County Sedgwick
Area SCKMLS
Asking Price \$0
Class Commercial/Ind/Bus
For Sale/Auction/For Rent Auction
Associated Document Count 0
Picture Count 36



GENERAL

List Agent - Agent Name and Phone	Megan Rae Niedens - OFF: 316-683-0612	Co-List Agent - Agent Name and Phone	Rick W Brock - Office: 316-867-3600
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Building Size SqFt	2,000 or Less	Showing Phone	1-888-874-0581
Number of Acres	5.00	Realtor.com Y/N	Yes
Zoning	Limited Comm	Display on Public Websites	Yes
Parcel ID	111-12-0-11-00-002.00	Display Address	Yes
# of Stories	1	VOW: Allow AVM	Yes
Apx Gross Building SqFt	1,281.00	VOW: Allow 3rd Party Comm	Yes
Apx Net Rentable SqFt		Virtual Tour Y/N	
Apx Min Available SqFt	1,281.00		
Apx Max Contiguous SqFt	1,281.00		
Apx Vacant SqFt	1,281.00		
Land SqFt	206,038.80		
Present Use of Bldg	Farm		
Bldg on Leased Land			
Invest Package Available	No		
Year Built	1920		
Subdivision			
Legal	E 3/4 N 440 FT NE 1/4 EXC W 660 FT & EXC E 800 FT SEC 12-27-2E		
Tax ID			

DIRECTIONS

Directions 21st & 143rd - East on 21st to Property

FEATURES

<p>LOADING DOCK None</p> <p>RAIL None</p> <p>OVERHEAD DOORS 11 Ft Clearance</p> <p>PARKING Parking Area</p> <p>ROAD FRONTAGE City Arterial</p> <p>LOCATION Freestanding</p> <p>CONSTRUCTION Metal Fabricate</p> <p>SIDEWALL HEIGHT Less than 10 Ft 11 Ft to 13 Ft</p> <p>ROOF Metal</p> <p>UTILITIES AVAILABLE</p>	<p>FLOORS Concrete Slab</p> <p>HEATING Propane Space Heater</p> <p>COOLING Window Unit</p> <p>TENANT PAID EXPENSES None</p> <p>OWNER PAID EXPENSES External Building Repairs Electricity Gas Internal Building Repairs Janitorial Mechanical Repairs Personal Property Tax Property Insurance Real Estate Taxes Sewer</p>	<p>ELECTRICAL Single Phase</p> <p>MISCELLANEOUS FEATURES Fencing Security Systems</p> <p>PROPOSED FINANCING Other/See Remarks</p> <p>TERMS OF LEASE No Leases</p> <p>DOCUMENTS ON FILE Aerial Photos Ground Water Addendum Lead Paint Sellers Prop. Disclosure Average Utilities</p> <p>OWNERSHIP Individual</p> <p>SHOWING INSTRUCTIONS Call Showing #</p>	<p>LOCKBOX Combination</p> <p>TYPE OF LISTING Excl Right w/o Reserve</p> <p>AGENT TYPE Sellers Agent</p> <p>FLOOD INSURANCE Unknown</p> <p>POSSESSION At Closing</p> <p>SPECIAL FEATURES/HANDICAP Other</p> <p>CEILING HEIGHT 8-10 feet 11-15 feet</p> <p>PRESENT USE Retail Warehouse</p>
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FEATURES

Gas	Site Maintenance
Electric	Trash
Septic Tank	Water
Water Well	
Separate Meters	

FINANCIAL

Assumable Y/N	No
With Financing	
General Property Taxes	\$2,199.25
General Tax Year	2025
Special Taxes	4.00
Special Tax Year	2025
Special Balance	4.00
Gross Income	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks Property offered at ONLINE ONLY auction, BIDDING OPENS: Tuesday, July 21th, 2026 at 2:00 PM (ct) | BIDDING CLOSING: Wednesday, July 29th, 2026 at 2:15 PM (ct). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY AUCTION!!! Prime 5± Acre Redevelopment Opportunity! Limited Commercial Zoning | Premier Northeast Location | Andover School District! Discover an exceptional 5±-acre redevelopment opportunity in one of the area's most sought-after Northeast corridor locations. Zoned Limited Commercial, this unique property offers tremendous potential for commercial development, investment, or continued mixed-use operations. Known as Firefly Farm, this second-generation farmstead is nestled along 21st Street between 143rd and 159th Streets in the highly desirable Andover School District. With roots dating back more than 100 years, Firefly Farm, an eco farm, has long been a place of history, community, and environmental stewardship. Now, this remarkable property is ready for its next chapter. Outbuildings: Detached, three-car garage - 27 x 20 Concrete floor Propagation Tunnel (greenhouse next to home) - 24 x 14 Concrete floor Propane heater Overhead irrigation Pack House Shop/Outbuilding - 24 x 16 Concrete floor Mini-split heater/air conditioner Hot & cold running water Walk-in cooler Farm Shop/Outbuilding - 40 x 20 Concrete floor Farm Barn - 38 x 30 Concrete floor Tractor Shed Outbuilding - 38 x 20 Concrete floor Workshop/Garage metal building (Tan) - 75 x 40 Concrete floor Overhead door 2 Offices 2 Restrooms Home: 1,281± sq. ft. 2 bedrooms, 1 bathroom Inviting back porch Living room featuring a fireplace, wood-beamed vaulted ceilings, and luxury vinyl flooring Kitchen with stainless steel refrigerator, gas range/electric oven, dish drawer, and microwave Dining/Sun room with vintage cedar paneling and wrap around windows Laundry/mud room with washer, dryer, utility sink, and countertop workspace Property Features: Drinking/irrigation well Two owned propane tanks: 1,000-gallon tank for the home 500-gallon tank for the shop Two septic systems Fenced and Cross-fenced Mature crab apple trees on north fence line, sawtooth oaks on west, south, and north fence lines, mature pecan trees on interior fence lines Mature orchard with 80 pear, apple, tart cherry, and assorted other fruit trees This incredible property in a premier Northeast location offers a redevelopment opportunity that is limited solely by the new owner's imagination!!! Input fields are based on the 75 x 40 workshop/garage (Tan building). Farm infrastructure and personal property is not included but is negotiable for sale. The four greenhouses, small shed to the east, and market stand next to the front gate do not transfer; however the propagation tunnel next to the home does. This property requires a \$60,000 earnest money with a 60-day closing. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount of \$75,000 for a 60-day closing.

AUCTION

Type of Auction Sale	Reserve	Method of Auction	Online Only
Auction Location	mccurdy.com	Auction Offering	Real Estate Only
Auction Date	7/21/2026	Auction Start Time	2:00 PM
Auction End Time	2:15 PM	Broker Registration Req	Yes
Broker Reg Deadline	7/28/2026 by 5:00 PM	Buyer Premium Y/N	Yes
Premium Amount	0.10	Earnest Money Y/N	Yes
Earnest Amount %/\$	75,000.00	1 - Open for Preview	
1 - Open/Preview Date		1 - Open Start Time	
1 - Open End Time			

TERMS OF SALE

Terms of Sale

ADDITIONAL PICTURES





DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2026 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

TERMS AND CONDITIONS

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

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; easements; covenants; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has had an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. It is the sole responsibility of Bidder to monitor McCurdy's website with respect to any updates or information regarding any Real Estate on which Bidder is bidding. Bidder acknowledges that information regarding the Real Estate may be updated or changed on McCurdy's website at any time prior to the conclusion of bidding and that Bidder has timely reviewed the Real Estate information or assumes the risk of not having done so.
5. There will be a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
6. The Real Estate is not offered contingent upon financing or appraisal.
7. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, ACH or immediately available, certified funds in the amount set forth by McCurdy, by 4:00 p.m. (CST) on the business day following the auction. In the event that Bidder fails to pay the aforementioned earnest money by the time set forth above, Seller may terminate this Contract and proceed forward with selling the Real Estate to another buyer in addition to all other rights Seller may have under these Terms and Conditions. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.

8. In the event the nonrefundable earnest money required to be paid as set forth above is in excess of the purchase price, the earnest money amount shall be reduced to the purchase price which Bidder will be required to pay under the same provisions as set forth above.
9. Auction announcements, postings or notifications (as applicable) take precedence over anything previously stated or printed, including these Terms and Conditions.
10. In the event of a conflict between these Terms and Conditions and any other rules, terms, or agreements governing the use of the online bidding platform, these Terms and Conditions govern.
11. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.
12. Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. If the successful Bidder fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
13. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors.
14. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder (at live events) and any guests or minors accompanying Bidder at this auction or components of the auction process and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes. Bidder also agrees that this information may remain in the public domain for perpetuity. The Real Estate may have audio and/or video recording in use.
15. Broker/agent participation is invited. Broker/agents must fulfill the responsibilities and obligations set forth in the Broker Registration form to qualify for a cooperation/referral fee. To register, the completed form must be received and registered with McCurdy no later than 5 p.m. on the business day prior to the auction. In the event they have not fulfilled the requirements for participation, you may be responsible for the financial obligations with them.
16. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
17. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Real Estate. Any person entering on the Real Estate assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Real Estate, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
18. McCurdy reserves the right to establish all bidding increments. Should the Bidder have any request on increments, it is the responsibility of Bidder to call McCurdy within a reasonable time prior to the conclusion of the auction.
19. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
20. When creating an online bidding account, Bidder must provide complete and accurate information. Bidder is solely responsible for maintaining the confidentiality and security of their online bidding account and accepts full

responsibility for any use of their online bidding account. In the event that Bidder believes that their account has been compromised, Bidder must immediately inform McCurdy at auctions@mccurdy.com.

21. Bidder uses the online bidding platform at Bidder's sole risk. McCurdy is not responsible for any errors or omissions relating to the submission or acceptance of online bids. McCurdy makes no representations or warranties as to the online bidding platform's uninterrupted function or availability and makes no representations or warranties as to the online bidding platform's compatibility or functionality with Bidder's hardware or software. Neither McCurdy nor any individual or entity involved in creating or maintaining the online bidding platform will be liable for any damages arising out of Bidder's use or attempted use of the online bidding platform, including, but not limited to, damages arising out of the failure, interruption, unavailability, or delay in operation of the online bidding platform.
22. The ability to "pre-bid" or to place a maximum bid prior to the start of the auction is a feature offered solely for Bidder's convenience and should not be construed as a call for bids or as otherwise beginning the auction of any particular lot. Pre-bids will be held by McCurdy until the auction is initiated and will not be deemed submitted or accepted by McCurdy until the auction of that particular lot is formally initiated by McCurdy. If you are bidding against a previously placed max bid or pre-bid, the bid placed first will take precedence. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
23. In the event of issues relating to the availability or functionality of the online bidding platform during the auction, McCurdy may, in its sole discretion, elect to suspend, pause, or extend the scheduled closing time of the auction. This will be a timed online auction and absentee bids which will be entered into the bidding as they are received. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
24. Bidder may not use the online bidding platform in any manner that is a violation of these Terms and Conditions or applicable law, or in any way that is designed to damage, disable, overburden, compromise, or impair the function of the online bidding platform, the auction itself, or any other party's use or enjoyment of the online bidding platform.
25. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
26. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
27. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
28. Bidder warrants and represents that they are at least 18 years of age and are fully authorized to bid.
29. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
30. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.
31. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set forth in these Terms and Conditions by 4:00 p.m. (CST) on the business day following the auction, then Bidder will be in breach of these Terms and Conditions and McCurdy may attempt to resell the Real Estate to other potential buyers. Regardless of whether McCurdy is able to successfully resell the Real Estate to another buyer, Bidder will remain liable to Seller for any damages resulting from Bidder's failure to comply with these Terms and Conditions.

Seller's Property Disclosure
(To be completed by Seller)
This report supersedes any list appearing in the MLS

Property Address: 15615 E. 21st St. N. - Wichita, KS 67230

Seller: _____ Date of Purchase: _____

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

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

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

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

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

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

PART I

APPLIANCES						ELECTRICAL					
None	TRANSFERS TO BUYER			Smart Device	Indicate the condition of the following items by marking the appropriate boxes.	None	TRANSFERS TO BUYER			Smart Device	Indicate the condition of the following items by marking the appropriate boxes.
	Does Not Transfer	Working	Not Working				Don't Know	Does Not Transfer	Working		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Light Fixtures
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Switches/Outlets
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range (Circle One) <u>Gas</u> Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom Vent Fan(s)
					Built in (Circle One) <u>YES</u> NO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Telephone Wiring/Blocks/Jacks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Door Bell
					Vented Outside (Circle One) YES NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Washer	# of Remotes: _____		Keypad Entry: (Circle One) YES NO			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Attached Gas Grill		<u>100</u>	<input type="checkbox"/>	Service Panel Total Amps		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Equipment - (Circle One) Own Rent/Lease Company
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wind - (Circle One) Own Rent/Lease
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hydroelectric - (Circle One) Own Rent/Lease
Comments:						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security System - (Circle One) Own Rent/Lease Company
						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Audio/Video Surveillance System

WATER/SEWAGE SYSTEMS (See Part II Also)						HEATING & COOLING SYSTEMS							
		TRANSFERS TO BUYER				Indicate the condition of the following items by marking the appropriate boxes.			TRANSFERS TO BUYER				Indicate the condition of the following items by marking the appropriate boxes.
None Does Not Transfer	Working	Not Working	Don't Know	Smart Device	None Does Not Transfer		Working	Not Working	Don't Know	Smart Device			
	<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"/>		Cooling System	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<i>York Central air</i>					Type	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Backup Sump Pump/Battery	<i>16 yrs.</i>					Age	
	<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	
	<i>Plastic & steel</i>					Type	<i>York Central air</i>					Type Heat Pump	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater (Circle One) Elect Gas	<i>16 yrs.</i>					Age	
				<input checked="" type="checkbox"/>		Size & Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window/Wall Air Conditioning Units	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Instant Hot Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic Air Filter	
	<input checked="" 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"/>	Humidifier	
						(Circle One) Own Rent/Lease	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace	
						Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert No	
	<input checked="" 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"/>	Wood burning Stove	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground Sprinkler System	<i>3 yrs.</i>					Chimney/Flue - Date Last Cleaned	
						Backflow Device (Circle One) YES NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas Log Lighter	
						Date Last Tested or Inspected	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Whole House Attic Fan	
	<input checked="" 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"/>	Solar Equipment - (Circle One) Own Rent/Lease	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub/Spa						Company	
Comments:							<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Geothermal	
							<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Propane Tank - (Circle One) Own Rent/Lease	
												Company	
						Comments:							
MEDIA													
		TRANSFERS TO BUYER				Indicate the condition of the following items by marking the appropriate boxes.							
None Does Not Transfer	Working	Not Working	Don't Know	Smart Device	None Does Not Transfer		Working	Not Working	Don't Know	Smart Device			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# of Rcvrs/Remotes							
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attached Antennas							
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks							
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Attached Television Mount(s) 3							
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Projector(s)							
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Projector Screen(s)							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Surround Sound Speakers							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wired for Surround Sound							
Comments:													



PART II

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

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

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
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Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)?
If YES, are you aware of any adverse conditions? _____

Indicate all that apply: Basement Crawl Space Slab

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

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

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

Cracks or flaws in the walls, floors or foundation?

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

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

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

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

Is there insulation in the walls?

Is there insulation in the floors?

Additional Comments:
House built in 1916 with additions added through the years. So there will always be shifting

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
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Age: 16 yrs. Type: composite shingles

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

During your ownership, has the roof ever been REPLACED? REPAIRED? (Mark One)
If YES, Date: 16 yrs. 2 yrs. (Identify details below.)

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

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

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

Is there insulation in the ceiling/attic?

Additional Comments:

YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW
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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)

Presence of any mold/mildew in the property?

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

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

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

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

Additional Comments:



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

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

YES	NO	DON'T KNOW	SECTION 4 WATER/SEWAGE SYSTEMS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to City Water?		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to any private water systems? (Mark all that apply.)		
			<input checked="" type="checkbox"/> Drinking Well	<input checked="" type="checkbox"/> Irrigation Well	<input type="checkbox"/> Geo-Thermal Well
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Working?	Type: <u>Submersible</u> Location: <u>South of House</u> Depth: <u>125'</u>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Working?	Type: _____ Location: _____ Depth: _____	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Working?	Type: _____ Location: _____ Depth: _____	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has the water in any wells shown test results of contamination? (If YES, explain below.)		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property connected to a septic system? Date Last Pumped: <u>3 yr.</u>		
			Tank Size: <u>House 4K Shop - 1,000 gal.</u>	Location: <u>East of House Shop S.E. of Building</u>	
			# feet laterals: <u>4K</u>	# 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any water leakage into (if YES, mark all that apply.) <input type="checkbox"/> BASEMENT <input checked="" type="checkbox"/> CRAWL SPACE		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any accumulation of water within the basement/crawl space?		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump(s)	Location(s): <u>in pump house</u>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drain Tiles (if YES, mark all that apply.) <input type="checkbox"/> INTERIOR <input type="checkbox"/> EXTERIOR		
Additional Comments:					
<u>water can accumulate in pump house under extreme amount of rain. Portable sump pump in area</u>					

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

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

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

	YES	NO	DON'T KNOW	SECTION 7 ENVIRONMENTAL CONDITIONS
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the property located in a subdivision with a master drainage plan? If YES, is the property in compliance?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do mineral rights convey to buyer? If NO, please define: _____
				Groundwater contamination has been detected in several areas in the State of Kansas.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware of groundwater contamination or other environmental concerns?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any reports or records pertaining to groundwater contamination or other environmental concerns?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Asbestos
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contaminated soil or water (including drinking water)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landfill or buried materials
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lead-based paint (If YES, attach disclosure.)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radon gas in house or well Has a mitigation system been installed? (Mark One) <input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Methane Gas
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oil sheers in wet areas
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radioactive material
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toxic material disposal (solvents, chemicals, etc.)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Underground fuel or chemical storage tanks
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EMFs (Electro Magnetic Fields)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Urea formaldehyde foam insulation (UFFI)
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are any of the above conditions present near your property?
	Comments:			

	YES	NO	DON'T KNOW	SECTION 8 BOUNDARIES/LAND
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you had a survey of the property? (If YES, attach copy if available.)
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the boundaries of your property marked in any way?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there any fencing on the boundaries of the property?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does fencing belong to the property? If YES, which sides? <u>Fence is 6" inside Property lines</u>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property owner responsible for maintenance of any such shared feature(s)?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is any portion of the property located in a federally designated flood plain?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you currently, or have you ever, paid flood insurance for the property?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To your knowledge, is any portion of the property located in a designated wetlands area?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)
				<input type="checkbox"/> EXPANSIVE SOIL <input type="checkbox"/> EARTH MOVEMENT
				<input type="checkbox"/> FILL DIRT <input type="checkbox"/> UPHEAVAL
				<input type="checkbox"/> SLIDING <input type="checkbox"/> EARTH STABILITY PROBLEMS
				<input type="checkbox"/> SETTLING
	Comments:			

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

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

SECTION 9		
YES	NO	DON'T KNOW
SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION		
The law requires that the Seller disclose the existence of special assessments against a property.		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any current/pending bonds, assessments, or special taxes that apply to property?		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).		
<input type="checkbox"/> 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:		

SECTION 10		
YES	NO	DON'T KNOW
MISCELLANEOUS		

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property without obtaining required permits ?		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use of the property a non-conforming use?		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have there been any insurance claims during the seller's ownership?		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Were repairs made? If so, explain: <u>Tree limbs fell on roof (damage repaired) 2 yrs ago</u>		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any unrepaid 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: <u>curtains in livingroom and back bedroom</u>		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does any other personal property remain? If YES, please list: <u>curtains in livingroom</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 type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?		
<input type="checkbox"/>	<input 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: Ronald W Garcia SELLER: Lake Dammarz-Arcia
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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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).

RG
JCS

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

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

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

RG
JCS

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

Purchaser's Acknowledgment (initial)

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

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

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

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

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

Agent's Acknowledgment (initial)

(f) MECN 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.

Ronald W Garcia 6/15/26 Leile Dammarz-Garcia 6/15/26
Seller Date Seller Date

Purchaser Date Purchaser Date
Megan E Nien 6/15/26
Agent Date Agent Date

SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

1 Property Address: 15615 E. 21st St. N. - Wichita, KS 67230 Bought Inherited
 2 Seller: Ben Garcia & Leah Dahmar-Garcia Date of Purchase: 1958 / 1978
 3 Property currently zoned as: Light Commercial

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

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

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

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

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

PART I

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

None	Does Not Transfer	Working	Not Working	Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WATER SYSTEMS

20
 21 Well/Pump _____
 22 Drinking working Irrigation category 2 or 3 -> see addendum
 23 Location SE of house
 24 Depth 125 feet
 25 Type submersible pump
 26 If on well water, has water ever shown test results of contamination? Yes No
 27 Is the property connected to city rural water systems? No
 28 Rural Water Transfer? Yes No Transfer Fee \$ _____
 29 Cistern _____
 30 Other _____
 31 Comments: _____
 32 _____

DRAINAGE/SEWAGE SYSTEMS

33
 34 Sewer Lines _____
 35 Septic/Laterals _____
 36 Lagoon shop - 1000 gallons southeast of shop
 37 Tank Size House - Don't know Location East of house
 38 # Feet of Laterals Don't know
 39 Other _____
 40 Other _____
 41 Comments: There is a gray water pit on the west side of house
 42 where kitchen & mudroom sinks drain

Seller's Initials RGJ JCG Buyer's Initials _____

PART II

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

None Does Not Transfer Working Not Working Don't Know

GAS/ELECTRIC

House is 1000 gallons Shop is 500 gallons

- 43 Is there a propane tank on the property? If yes, is it owned or leased?
44 Company:
46 Are there solar panels on the property? If yes, are they owned or rented/leased?
47 Company:
49 Are there wind turbines on the property? If yes, are they owned or rented/leased?
50 Company:
52 Is there hydroelectric on the property?

Yes No Don't Know

- 53 Is gas connected to property? If not, distance to nearest source?
54 Is electricity connected to property? If not, distance to nearest source?
55 To your knowledge, is there any additional costs to hook up utilities? If yes, please explain:

don't know

Comments: House and shop electricity are on separate service & meters

DRAINAGE/SEWAGE SYSTEMS

- 60 Is property connected to a public sewer system?
61 If yes, no explanation required.
62 Is there a septic tank/lagoon system serving this property? If yes, when was it last serviced? Date
63 To your knowledge, is there any problems relating to the septic tank/cesspool/sewer system?
64 To your knowledge, is the property located in a federally designated flood plain or wetlands area?
66 Is the property located in a subdivision with a master drainage plan? If so, is this property in compliance?
68 Has the property ever had a drainage problem during your ownership?
69 Do you currently pay flood insurance?
70 Other drainage/sewage systems and their conditions:
71 Comments:

See answers on lines 34-42

BOUNDARIES/LAND

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

All fence lines are set back 6 inches from property lines

Seller's Initials Buyer's Initials

Yes No Don't Know

HOMEOWNER'S ASSOCIATION

85
86 Is the property subject to rules or regulations of any homeowner's association?
87 Annual dues \$ Initiation Fee \$
88 To your knowledge, are there any problems relating to any common area?
89 Have you been notified of any condition which may result in an increase in assessments?
90 Comments:
91

ENVIRONMENTAL CONDITIONS

92 To your knowledge, are any of the following substances, materials, or products present on the real property?
93 Asbestos siding on east wing of house & garage
94 Contaminated soil or water (including drinking water)
95 Landfill or buried materials
96 Methane gas
97 Oil sheers in wet areas
98 Radioactive material
99 Toxic material disposal (e.g., solvents, chemicals, etc.)
100 Underground fuel or chemical storage tanks
101 EMFs (Electro Magnetic Fields)
102 Gas or oil wells in area
103 Other
104 To your knowledge, are any of the above conditions present near your property?
105 Comments:
106
107

MISCELLANEOUS

108 To your knowledge:
109 Are there any gas/oil wells on the property or adjacent property?
110 Is the present use of the property a non-conforming use?
111 Are there any violations of local, state or federal government laws or regulations relating to this property?
112 Is there any existing or threatened legal or regulatory action affecting this property?
113 Are there any current special assessments or do you have knowledge of any future assessments?
114 Are there any proposed or pending zoning changes on this or adjacent property?
115 Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?
116 Are there any diseased or dead trees or shrubs?
117 Is the property located in an area where public authorities have or are contemplating condemnation proceedings?
118 Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.
119 Comments:
120
121
122
123

Seller Owns:

124 Seller Owns:
125 Mineral Rights:
126 100% pass with the land to the Buyer % remain with the Seller
127 % are owned by third party unknown
128 Are there any oil, gas, or wind leases of record or Other? Please explain:
129
130 Crops planted at the time of sale:
131 pass with the land to the Buyer remain with the Seller
132 none X negotiable
133 Other (please describe):
134

Seller's Initials Buyer's Initials

Tenant's rights apply to the subject property with lease or shares as follows: none

Water Rights:

_____ pass with the land to the Buyer - Permit # _____

_____ remain with the Seller - Permit # _____

_____ have been terminated

Comments: _____

SELLER'S ACKNOWLEDGMENT

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

Ronald W Garcia 6/25/26
Seller Date

Leah Danner Garcia 6/25/26
Seller Date

OR

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. I have not occupied this property in _____ years and am not familiar with all conditions represented in this form.

Seller Date Seller Date

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

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

Buyer Date Buyer Date

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Seller's Initials RWG LCDR Buyer's Initials _____



WATER WELL INSPECTION REQUIREMENTS

Property Address: 15615 E. 21st St. N. - Wichita, KS 67230

Each City and County have different inspection requirements. If you are required to do an inspection our office will email you the information.

For properties within the *City of Wichita* the requirements are:

1. Any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking, or bathing), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

DOES THE PROPERTY HAVE A WELL? YES NO

If yes, what type? Irrigation _____ Drinking Other _____

Location of Well: Behind home (South)

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

If yes, what type? Septic (2) Lagoon _____

Location of Lagoon/Septic Access: East of home and SE of shop.

Ronald W Garcia 6/15/26
Owner/Seller Date

Leah Dammaz-Garcia 6/15/26
Owner/Seller Date

Buyer Date

Buyer Date

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 15615 E. 21st St. N. - Wichita, KS 67230

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 ~~YCDH~~ X Seller has no knowledge of groundwater contamination or other environmental concerns;
11 RL or
12 _____ Known groundwater contamination or other environmental concerns are:
13
14

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

16 ~~YCDH~~ X Seller has no reports or records pertaining to groundwater contamination or other
17 RL 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 Ronald W Garcia 6/15/26
29 Seller Date Buyer Date

30 Leah Dammat-Garcia 6/15/26
31 Seller Date Buyer Date

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AVERAGE MONTHLY UTILITIES

MISCELLANEOUS INFORMATION

Property Address: 15615 E. 21st St. N. - Wichita, KS 67230 (the "Real Estate")

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

	Utility Provider Company	12 Month Avg
Electric:	<u>Every House & Shop</u>	<u>\$218 & 83</u>
Water & Sewer:	<u>Well Water & Septic</u>	<u>N/A</u>
Gas Propane:	<u>House & Shop</u>	<u>\$50 & \$110</u>

If propane, is tank owned or leased? Owned ~~Leased~~ X2 *House is 1000 Gallons Shop is 500 Gallons*

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

Appliances that Transfer:	Refrigerator?	<u>Yes</u>	No	Washer?	<u>Yes</u>	No
	Dishwasher?	<u>Yes</u>	No	Dryer?	<u>Yes</u>	No
	Stove/Oven?	<u>Yes</u>	No	Other?	_____	_____
	Microwave?	<u>Yes</u>	No			

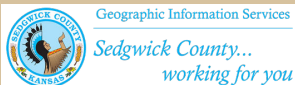
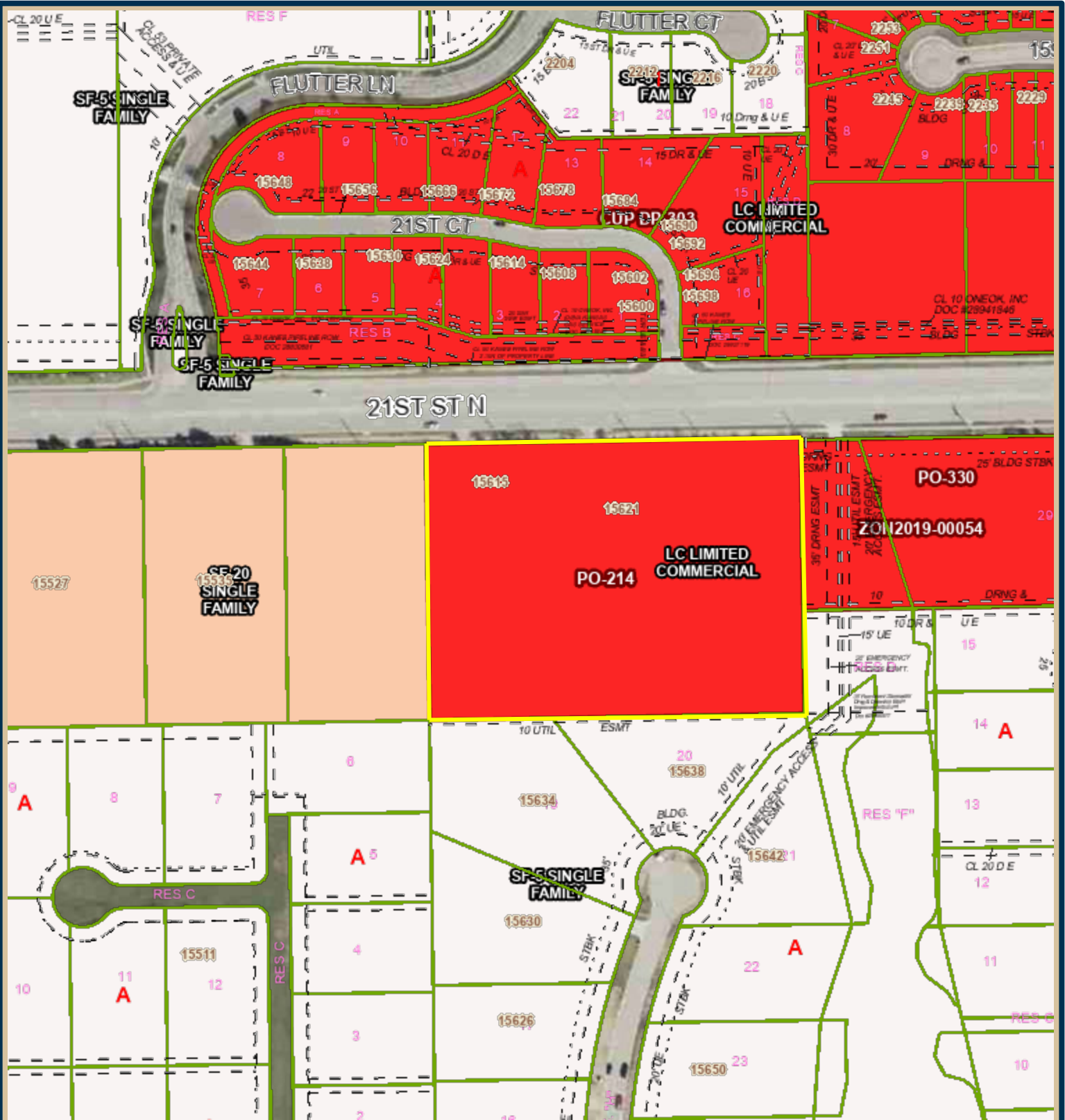
Homeowners Association: Yes No

Dues Amount: _____ Yearly Monthly Quarterly

Initiation Fee: _____

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

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



15615 E. 21st St. N., Wichita, KS 67230 - LC Limited Commercial Zoning

Date: 6/8/2026

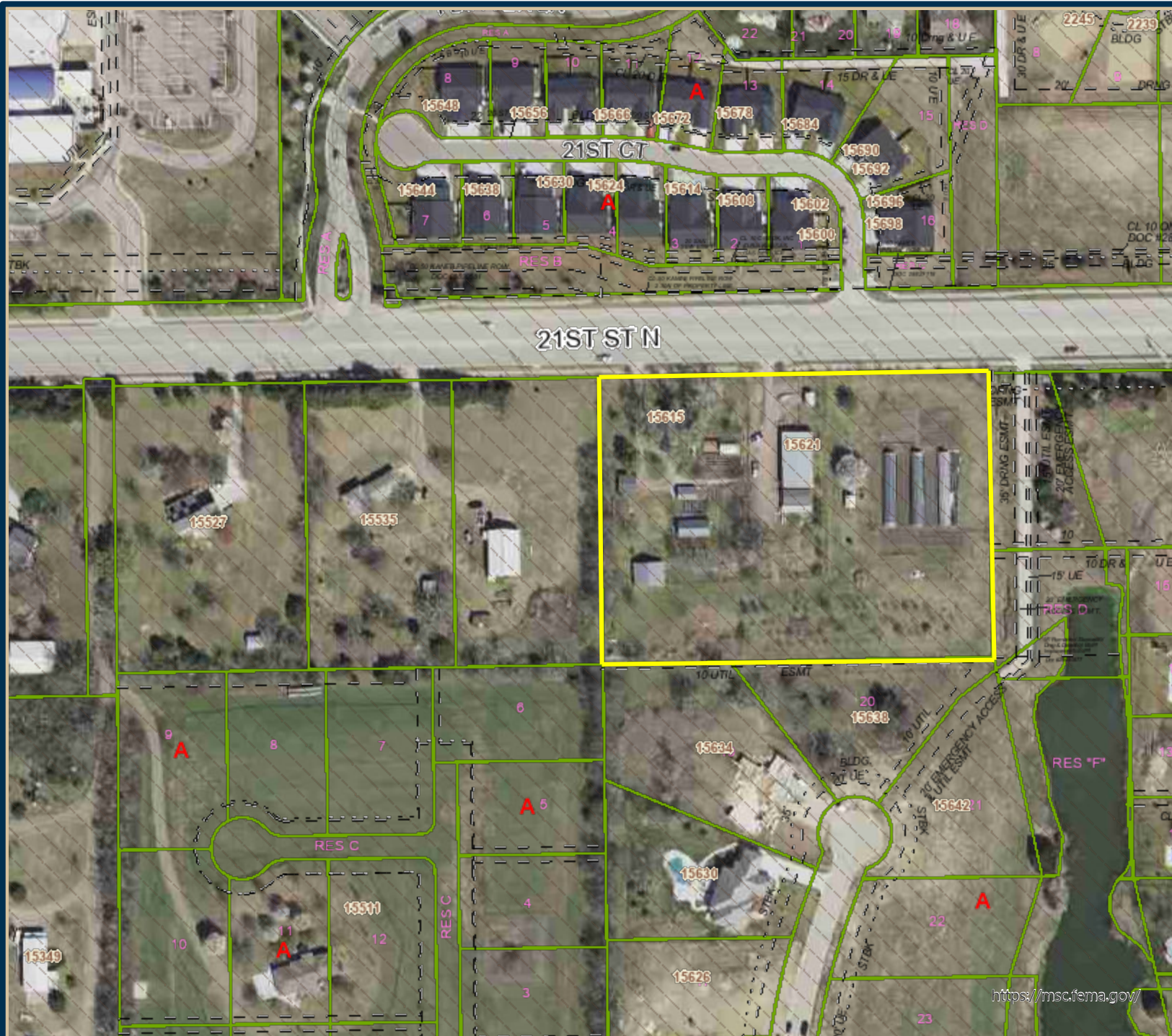
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Sedgewick County, Kansas





Sedgwick County, Kansas



Flood Plain

(X) 0.2 Pct Annual Chance

0.2 PCT Annual Chance Flood Hazard

A
A

AE
AE

AE, FLOODWAY
AE, FLOODWAY

AH
AH

AO
AO

X - Area of Special Consideration

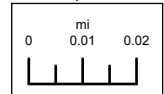
X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

X
X

Area Not Included

Area Not Included

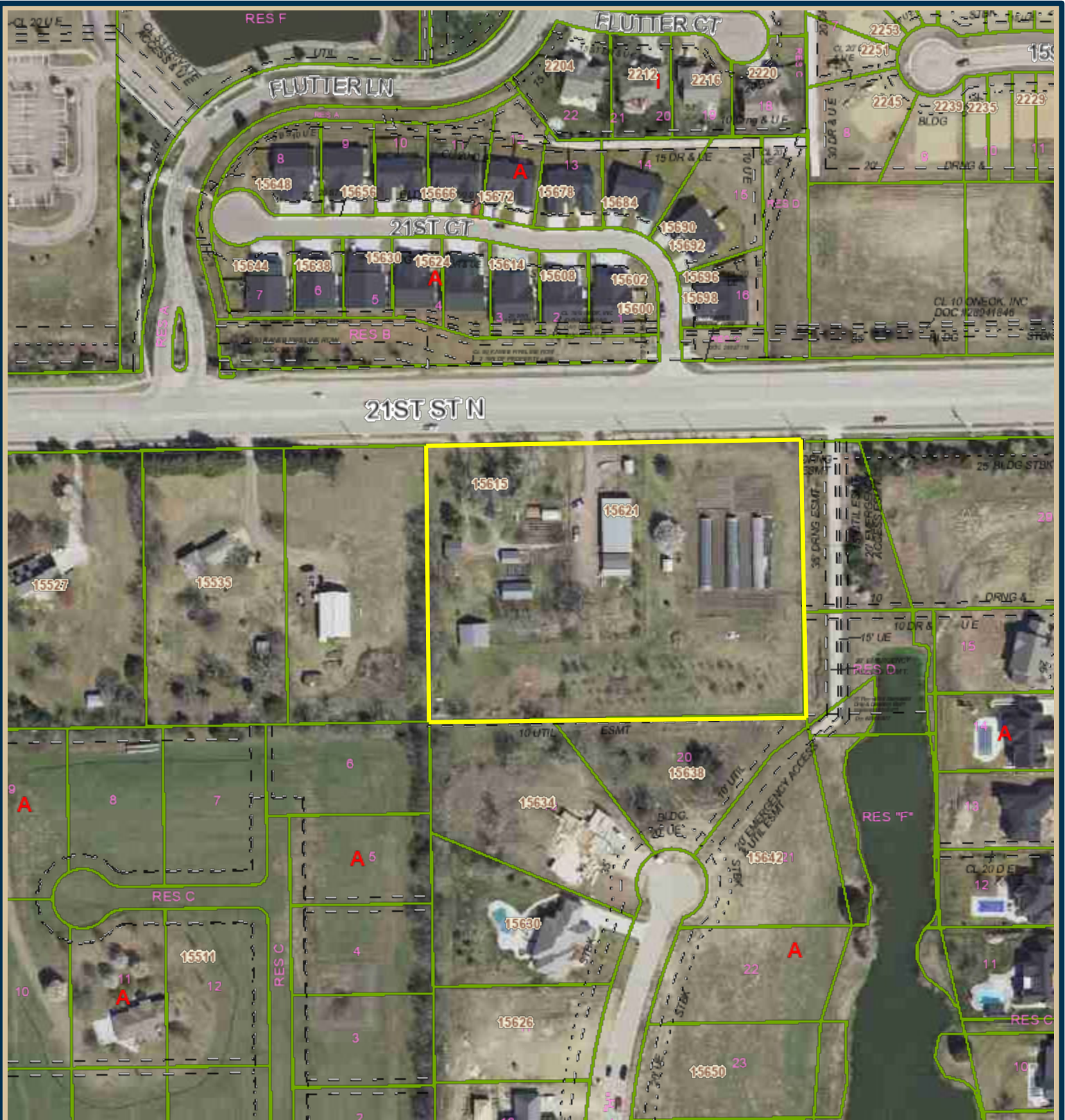
1:2,257



Date: 6/8/2026

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15615 E. 21st St. N., Wichita, KS 67230 - Aerial

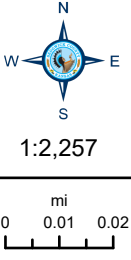


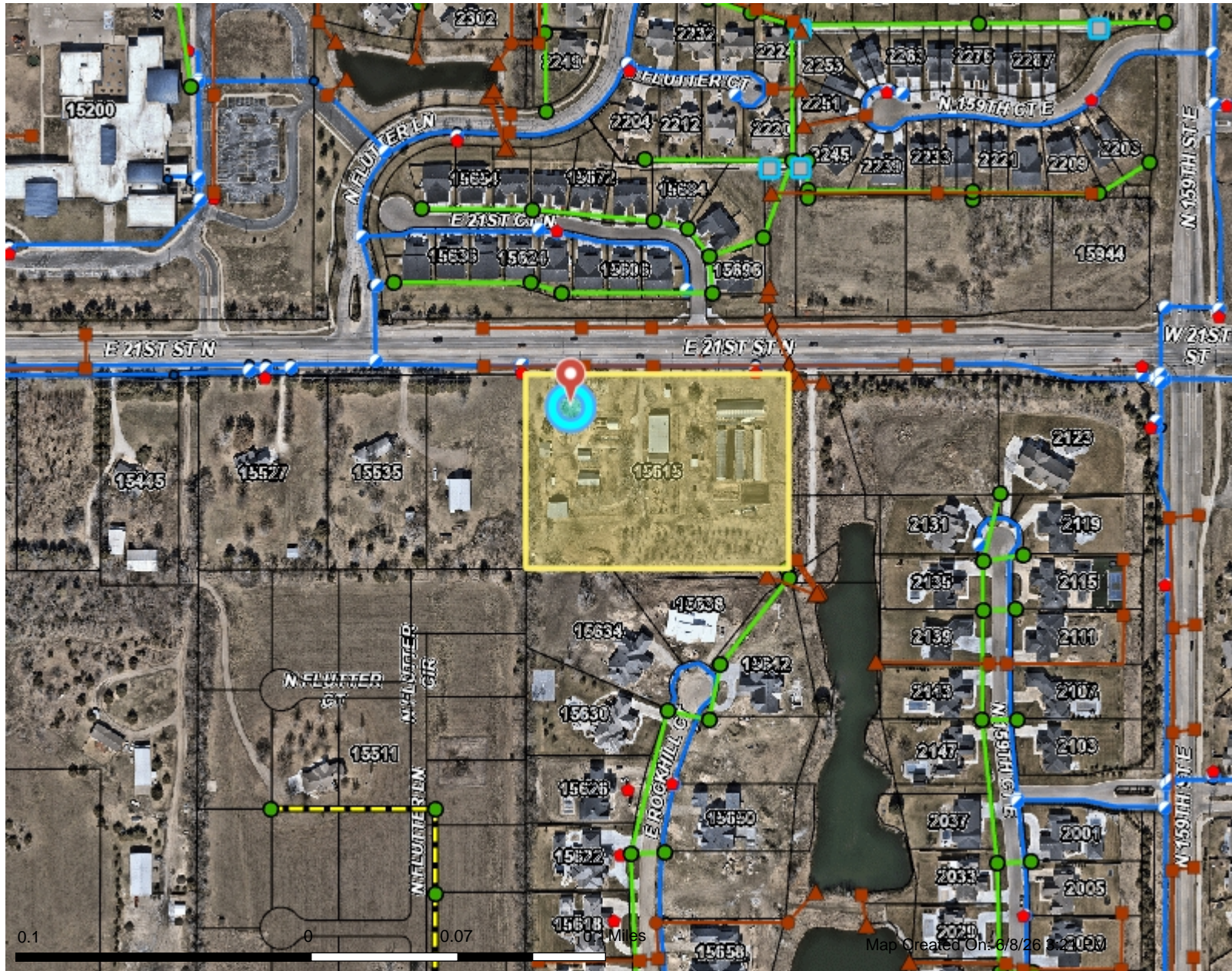
Date: 6/8/2026

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Sedgwick County, Kansas





Legend

- Storm Structures**
 - Manhole
 - Inlet
 - ▲ Outfall
 - ◆ Other
 - ◆ Headwalls
 - ☑ City BMPs
 - Private Non-City BMPs
 - Storm Conduit
 - Open Channel Structures
 - Open Channel Conduit
 - Sewer Manholes
- Sewer Mains**
 - Public
 - Private
 - Under Construction
- Water Sample Stations**
- Water Hydrants**
- Water Valves**
- Backflow Devices**
- Water Nodes**
- Water Mains**
 - Private
 - <all other values>
- Parcels**
- Mile Markers**
- Address Labels Prime**
- Andover Address Labels**
- Roads**
- Andover Roads**
- Railroads**

This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 4,514



Real Estate Brokerage Relationships

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

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

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

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

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

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

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

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

The transaction broker is responsible for performing the following duties:

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

Agents and Transaction Brokers have no duty to:

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

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

Licensee

Real estate company name approved by the commission

Supervising/branch broker

Buyer/Seller Acknowledgement (not required)

GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

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

THE BUYER CAN GENERALLY EXPECT TO PAY

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

