

# PROPERTY INFORMATION PACKET | THE DETAILS



**1300 N. Rock Rd. | Derby, KS 67037**

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





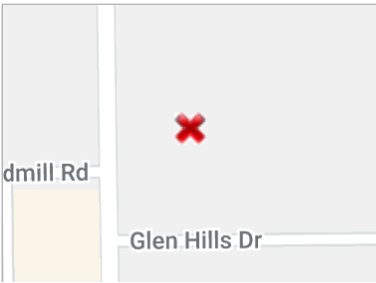
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FLOOD ZONE MAP  
AERIAL MAP

ALL FIELDS CUSTOMIZABLE



**MLS #** 641708  
**Status** Active  
**Contingency Reason**  
**Area** SCKMLS  
**Address** 1300 N Rock Rd.  
**City** Derby  
**Zip** 67037  
**Asking Price** \$990,000  
**Original Price** \$0  
**Picture Count** 36



KEYWORDS

<b>AG Bedrooms</b>	4	<b>Approx. AGLA</b>	2835
<b>Total Bedrooms</b>	4.00	<b>AGLA Source</b>	Court House
<b>AG Full Baths</b>	3	<b>Approx. BFA</b>	1568.00
<b>AG Half Baths</b>	0	<b>BFA Source</b>	Measured
<b>Garage Size</b>	4+	<b>Approx. TFLA</b>	4,403
<b>Basement</b>	Yes - Partially Finished	<b>Lot Size/SqFt</b>	105415
<b>Levels</b>	One Story	<b>Number of Acres</b>	9.33
<b>Approximate Age</b>	51 - 80 Years		
<b>Acreage</b>	5.01 - 10 Acres		
<b>Total Half Baths</b>	0		
<b>Total Full Baths</b>	3		

GENERAL

<b>List Agent - Agent Name and Phone</b>	<a href="#">Braden McCurdy - OFF: 316-683-0612</a>	<b>List Office - Office Name and Phone</b>	<a href="#">McCurdy Real Estate &amp; Auction, LLC - OFF: 316-867-3600</a>
<b>Showing Phone</b>	1-888-874-0581	<b>Model Home Phone</b>	
<b>Year Built</b>	1972	<b>Builder</b>	
<b>Parcel ID</b>	087-233-05-0-22-00-003.00	<b>School District</b>	Derby 260
<b>Elementary School</b>	Tanglewood	<b>Middle School</b>	Derby
<b>High School</b>	Derby	<b>Subdivision</b>	NONE LISTED ON TAX RECORD
<b>Legal</b>		<b>Realtor.com Y/N</b>	Yes
<b>Display on Public Websites</b>	Yes	<b>Display Address</b>	Yes
<b>VOW: Allow AVM</b>	Yes	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Virtual Tour Y/N</b>			

ROOMS

<b>Master Bedroom Level</b>	Main	<b>Master Bedroom Dimensions</b>	15.1 x 20.10
<b>Master Bedroom Flooring</b>	Carpet	<b>Living Room Level</b>	Main
<b>Living Room Dimensions</b>	14.8 x 17.7	<b>Living Room Flooring</b>	Carpet
<b>Kitchen Level</b>	Main	<b>Kitchen Dimensions</b>	28.10 x 11.6
<b>Kitchen Flooring</b>	Wood	<b>Room 1 Type</b>	
<b>Room 2 Type</b>		<b>Room 3 Type</b>	
<b>Room 4 Level</b>	Main	<b>Room 4 Type</b>	Bedroom
<b>Room 4 Dimensions</b>	11.3 x 13.7	<b>Room 4 Flooring</b>	Carpet
<b>Room 5 Level</b>	Main	<b>Room 5 Type</b>	Bedroom
<b>Room 5 Dimensions</b>	11.2 x 11.2	<b>Room 5 Flooring</b>	Carpet
<b>Room 6 Level</b>	Main	<b>Room 6 Type</b>	Bedroom
<b>Room 6 Dimensions</b>	11.6 X 13.2	<b>Room 6 Flooring</b>	Carpet
<b>Room 7 Level</b>	Main	<b>Room 7 Type</b>	Family Room
<b>Room 7 Dimensions</b>	23.3 X 18.6	<b>Room 7 Flooring</b>	Carpet
<b>Room 8 Level</b>	Basement	<b>Room 8 Type</b>	Family Room
<b>Room 8 Dimensions</b>	12.8 X 5.2	<b>Room 8 Flooring</b>	Carpet
<b>Room 9 Level</b>	Basement	<b>Room 9 Type</b>	Add. Finished Room
<b>Room 9 Dimensions</b>	12.8 X 16.11	<b>Room 9 Flooring</b>	Carpet
<b>Room 10 Level</b>		<b>Room 10 Type</b>	
<b>Room 10 Dimensions</b>		<b>Room 10 Flooring</b>	
<b>Room 11 Level</b>		<b>Room 11 Type</b>	
<b>Room 11 Dimensions</b>		<b>Room 11 Flooring</b>	
<b>Room 12 Level</b>		<b>Room 12 Type</b>	
<b>Room 12 Dimensions</b>		<b>Room 12 Flooring</b>	

DIRECTIONS

**Directions** (Derby) Meadowlark Blvd & Rock Rd. - South to Property.

FEATURES

<b>ARCHITECTURE</b> Ranch	<b>UTILITIES</b> Septic Natural Gas Public Water	<b>APPLIANCES</b> Dishwasher Disposal Microwave Refrigerator Range/Oven	<b>POSSESSION</b> At Closing
<b>EXTERIOR CONSTRUCTION</b> Frame w/Less than 50% Mas			<b>PROPOSED FINANCING</b> Conventional
<b>ROOF</b> Composition	<b>BASEMENT / FOUNDATION</b> Full Std Bsmt Window no-egress	<b>MASTER BEDROOM</b> Master Bdrm on Main Level Split Bedroom Plan Sep. Tub/Shower/Mstr Bdrm Two Sinks Jettied Tub	<b>WARRANTY</b> No Warranty Provided
<b>LOT DESCRIPTION</b> Standard	<b>BASEMENT FINISH</b> Bsmt Rec/Family Room 2 Add. Finished Rooms		<b>OWNERSHIP</b> Trust
<b>FRONTAGE</b> Paved Frontage	<b>COOLING</b> Central	<b>AG OTHER ROOMS</b> Family Room-Main Level	<b>PROPERTY CONDITION REPORT</b> Yes
<b>EXTERIOR AMENITIES</b> In Ground Pool Patio Covered Deck Fence-Wood Fence-Wrought Iron/Alum Guttering Security Light Storm Door(s) Storm Windows/Ins Glass Outbuildings	<b>HEATING</b> Forced Air	<b>LAUNDRY</b> Main Floor 220-Electric	<b>DOCUMENTS ON FILE</b> Ground Water Lead Paint Sellers Prop. Disclosure
	<b>DINING AREA</b> Kitchen/Dining Combo	<b>INTERIOR AMENITIES</b> Ceiling Fan(s) Closet-Walk-In Fireplace Doors/Screens Hardwood Floors Window Coverings-All	<b>SHOWING INSTRUCTIONS</b> Appt Req-Call Showing #
<b>GARAGE</b> Attached	<b>FIREPLACE</b> One Family Room Gas		<b>LOCKBOX</b> SCKMLS
<b>FLOOD INSURANCE</b> Unknown	<b>KITCHEN FEATURES</b> Eating Bar Electric Hookup Granite Counters		<b>TYPE OF LISTING</b> Excl Right w/o Reserve

FINANCIAL

<b>Assumable Y/N</b>	No	<b>HOA Y/N</b>	No
<b>Currently Rented Y/N</b>	No	<b>Yearly HOA Dues</b>	
<b>Rental Amount</b>		<b>HOA Initiation Fee</b>	
<b>General Property Taxes</b>	\$5,653.84	<b>Home Warranty Purchased</b>	Unknown
<b>General Tax Year</b>	2023	<b>Earnest \$ Deposited With</b>	Security 1st Title
<b>Yearly Specials</b>	\$8.38		
<b>Total Specials</b>	\$8.38		

PUBLIC REMARKS

<b>Public Remarks</b>	LOCATION LOCATION LOCATION!!! This seller relocation presents an exceptional opportunity to acquire prime property with significant potential for mixed-use redevelopment in the desirable city of Derby! This property is surrounded by substantial commercial development , including Dillons Marketplace, Target, Hobby Lobby, Chick-fil-A, and many more. The property is also near Rock River Rapids, Derby High School, Derby Public Library, and High Park. The 4-bedroom, 3-bathroom home sits on over nine acres with an in-ground pool, Quonset, and pond! Exterior Features: Zoned R-1 Single Family Residential Commercial Redevelopment Opportunity Approximately 300 +/- Sq. Ft. of Rock Rd Frontage Sidewalks Traffic Count of Approximately 27,000 +/- Daily 9.33 +/- Acres Covered Front Porch Wrought Iron Fencing Attached 4-Car Garage Large Covered Backyard Patio In-Ground Pool Quonset Pond 4-Bedroom, 3-Bathroom Home: Sprawling 4,403 +/- Square Foot Ranch Home Living Room w/ Picture Window Kitchen/Dining Combination w/ Wood Flooring & Outside Access Kitchen: Granite Countertops & Eating Bar Appliances: Stainless Steel Refrigerator, oven, dishwasher & Microwave Laundry Hookups off Kitchen Primary Bedroom w/ En-Suite: Two Sinks, Walk-in Shower & Soaker Tub Split Bedroom Plan Main Floor Family Room w/ Stone Fireplace, Built-In Shelving & Outside Access 3 Additional Main Floor Bedrooms 2 Additional Full Bathrooms (One w/ Walk-In Shower & One w/ Double Sinks & Walk-In Tub) Full-Finished Basement w/ Large Family/Rec Room, an Additional Finished Room & Spacious Utility Room Buyer's Choice: \$50,000 earnest money deposit at the time of contracting with a closing on or before 30 days from the date of sale. \$75,000 earnest money deposit at the time of contracting with a closing on or before 45 days from the date of sale. Per seller, County Records for the finished living area do not reflect the entire finished living space. The basement finished living area provided is measured and approximate. This property is zoned in a McConnell Area of Interest. Any personal property remaining in the property at the real estate closing will be considered abandoned property. Per the Seller the property is on Derby City Water but believes the property may have two non-operational wells. One well is located North of garages and demarcated with bricks. The other well location is unknown. Back hay is harvested 1 time annually and will be completed with bales removed by September 1st. This harvest does not transfer to the Buyer.
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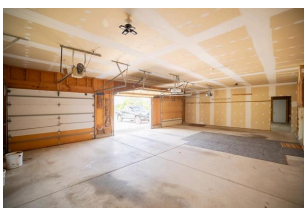
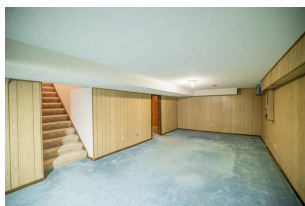
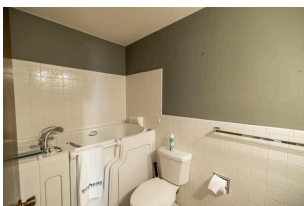
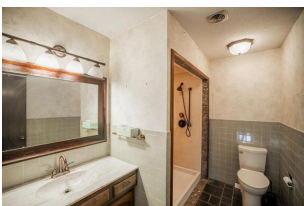
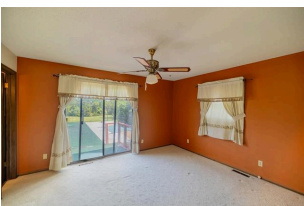
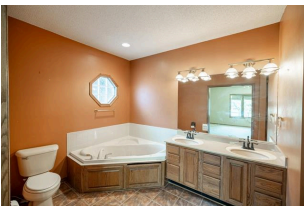
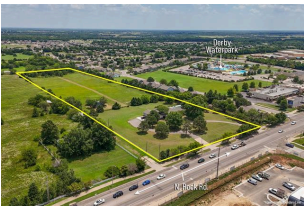
TERMS OF SALE

<b>Terms of Sale</b>	
<b>SOLD</b>	
<b>How Sold</b>	
<b>Sale Price</b>	
<b>Net Sold Price</b>	
<b>Pending Date</b>	
<b>Closing Date</b>	
<b>Short Sale Y/N</b>	
<b>Seller Paid Loan Asst.</b>	
<b>Previously Listed Y/N</b>	
	<b>Selling Agent - Agent Name and Phone</b>
	<b>Co-Selling Agent - Agent Name and Phone</b>
	<b>Selling Office - Office Name and Phone</b>
	<b>Co-Selling Office - Office Name and Phone</b>
	<b>Appraiser Name</b>
	<b>Non-Mbr Appr Name</b>



Includes Lot Y/N  
Sold at Auction Y/N

**ADDITIONAL PICTURES**





**DISCLAIMER**

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## Seller's Property Disclosure

(To be completed by Seller)

**This report supersedes any list appearing in the MLS**

**Property Address:** 1300 N. Rock Rd. - Derby, KS 67037

**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					
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke/Fire Detectors				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Light Fixtures				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Switches/Outlets				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Range (Circle One) Gas <u>Electric</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling Fan(s)				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bathroom Vent Fan(s)				
			Built in (Circle One) <u>YES</u> NO	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Telephone Wiring/Blocks/Jacks				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Range Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Door Bell				
			Vented Outside (Circle One) YES NO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Kitchen Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage Door Opener				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Clothes Washer	# of Remotes: _____			Keypad Entry: (Circle One) YES <u>NO</u>				
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	Copper Wiring				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	220 Volt				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior Attached Gas Grill	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Service Panel Total Amps				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar Equipment - (Circle One) Own Rent/Lease Company				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wind - (Circle One) Own 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) Own Rent/Lease				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security System - (Circle One) Own Rent/Lease Company				
Comments:				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Audio/Video Surveillance System				

Rev 12/23

SELLER'S INITIALS: BVG

Pg 1 of 7

BUYER'S INITIALS: \_\_\_\_\_

#1004

WATER/SEWAGE SYSTEMS (See Part II Also)						HEATING & COOLING SYSTEMS																																																																																																																																																																										
		TRANSFERS TO BUYER							TRANSFERS TO BUYER																																																																																																																																																																							
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		Sewage Systems							<del>CENTRAL</del> Air Type							Cooling System							<del>CENTRAL</del> Type							Age							<input checked="" type="checkbox"/>							Heating System							Type							<input checked="" type="checkbox"/>							Age																																																																																																															
		Sump Pump							<input checked="" type="checkbox"/>							Window/Wall Air Conditioning Units							<input checked="" type="checkbox"/>							Electronic Air Filter							<input checked="" type="checkbox"/>							Humidifier							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input checked="" type="checkbox"/>							Gas Log Lighter							<input checked="" type="checkbox"/>							Whole House Attic Fan							<input checked="" type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company						
		Backup Sump Pump/Battery							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Plumbing							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Type							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Water Heater (Circle One) Elect Gas							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Size & Age							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Instant Hot Water							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Water Softener							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		(Circle One) Own Rent/Lease							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Company							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Water Purifier/Reverse Osmosis							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Underground Sprinkler System							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Backflow Device (Circle One) YES NO							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Date Last Tested or Inspected							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Pool Equipment							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Hot Tub/Spa							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Comments:							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		SPA TUB							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Comments:							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																
		Comments:							<input checked="" type="checkbox"/>							Fireplace							<input checked="" type="checkbox"/>							Fireplace Insert							<input checked="" type="checkbox"/>							Wood burning Stove							<input type="checkbox"/>							Chimney/Flue - Date Last Cleaned							<input type="checkbox"/>							Gas Log Lighter							<input type="checkbox"/>							Whole House Attic Fan							<input type="checkbox"/>							Solar Equipment - (Circle One) Own Rent/Lease							Company							Geothermal							Propane Tank - (Circle One) Own Rent/Lease							Company																																																



## 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
			Indicate all that apply: <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</b>			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Movement, shifting, deterioration or other problems with walls or foundation?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cracks or flaws in the walls, floors or foundation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Problems with driveways, walkways, patios, retaining walls, party walls?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Problems with operation of windows or doors, or broken seals?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there insulation in the walls?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is there insulation in the floors?
Additional Comments: _____			

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
			Age: <u>3</u> Type: <u>COMP</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	To your knowledge, are there any <input checked="" type="checkbox"/> PAST <input type="checkbox"/> PRESENT roof leaks? (Mark One) If any, identify details below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	During your ownership, has the roof ever been <input type="checkbox"/> REPLACED? <input type="checkbox"/> REPAIRED? (Mark One) If YES, Date: _____ (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 type="checkbox"/>	<input checked="" type="checkbox"/>	Do you know of any problems with chimneys or chases? (If YES, explain below.)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.			
<b>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</b>			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Presence of any mold/mildew in the property?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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: _____	
			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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Any water leakage in or around the fireplace or chimney?	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump(s)	Location(s): <u>BASEMENT</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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:				

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
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the property located in a subdivision with a master drainage plan?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	If YES, is the property in compliance?
<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: _____
			<b>Groundwater contamination has been detected in several areas in the State of Kansas.</b>
<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?
			<b>To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Asbestos
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Contaminated soil or water (including drinking water)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Landfill or buried materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Lead-based paint (If YES, attach disclosure.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Radon gas in house or well Has a mitigation system been installed? (Mark One) <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Methane Gas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Oil sheers in wet areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Radioactive material
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Toxic material disposal (solvents, chemicals, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Underground fuel or chemical storage tanks
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EMFs (Electro Magnetic Fields)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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
<input checked="" type="checkbox"/>	<input 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? _____
<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 checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" 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:			





**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: Judith A. Greteman SELLER: 6/19/2024  
 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

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

**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) ☒ 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) ☒ 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) MLP 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>Judith H. Greteman</u>	<u>6/3/2024</u>		
Seller	Date	Seller	Date
<u>MLP</u>	<u>6/3/2024</u>		
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date





## WATER WELL INSPECTION REQUIREMENTS

Property Address: 1300 N. Rock Rd. - Derby, KS 67037

**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 X NO \_\_\_\_\_

If yes, what type? Irrigation \_\_\_\_\_ Drinking \_\_\_\_\_ Other X

Location of Well: 2 wells, both not working

**DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM?** YES X NO \_\_\_\_\_

If yes, what type? Septic X Lagoon \_\_\_\_\_

Location of Lagoon/Septic Access: x 2 septic

Judith A. Griteman  
Owner/Seller

6/3/2024  
Date

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 1300 N. Rock Rd. - Derby, KS 67037

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 Jag 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 Jag 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 Judith A. Greteman 6/3/2024  
29 Seller Date

Buyer Date

30 \_\_\_\_\_  
31 Seller Date

Buyer Date

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# AVERAGE MONTHLY UTILITIES

## MISCELLANEOUS INFORMATION

Property Address: 1300 N. Rock Rd. - Derby, KS 67037 (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>ENERGY</u>	_____
Water & Sewer:	<u>DERBY</u>	_____
Gas   Propane:	<u>KANSAS GAS</u>	_____

If propane, is tank owned or leased?      Owned      Leased

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

\_\_\_\_\_

### Appliances that Transfer:

Refrigerator?	<u>Yes</u>	No
Dishwasher?	<u>Yes</u>	No
Stove/Oven?	<u>Yes</u>	No
Microwave?	<u>Yes</u>	No

Washer?	Yes	<u>No</u>
Dryer?	Yes	<u>No</u>
Other?	_____	

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.)? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*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.*



W. L. KORBER

R. G. WAYMIRE

**BAUGHMAN CO.**

**S U R V E Y O R S**

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

State of Kansas )

) SS

May 1, 1972

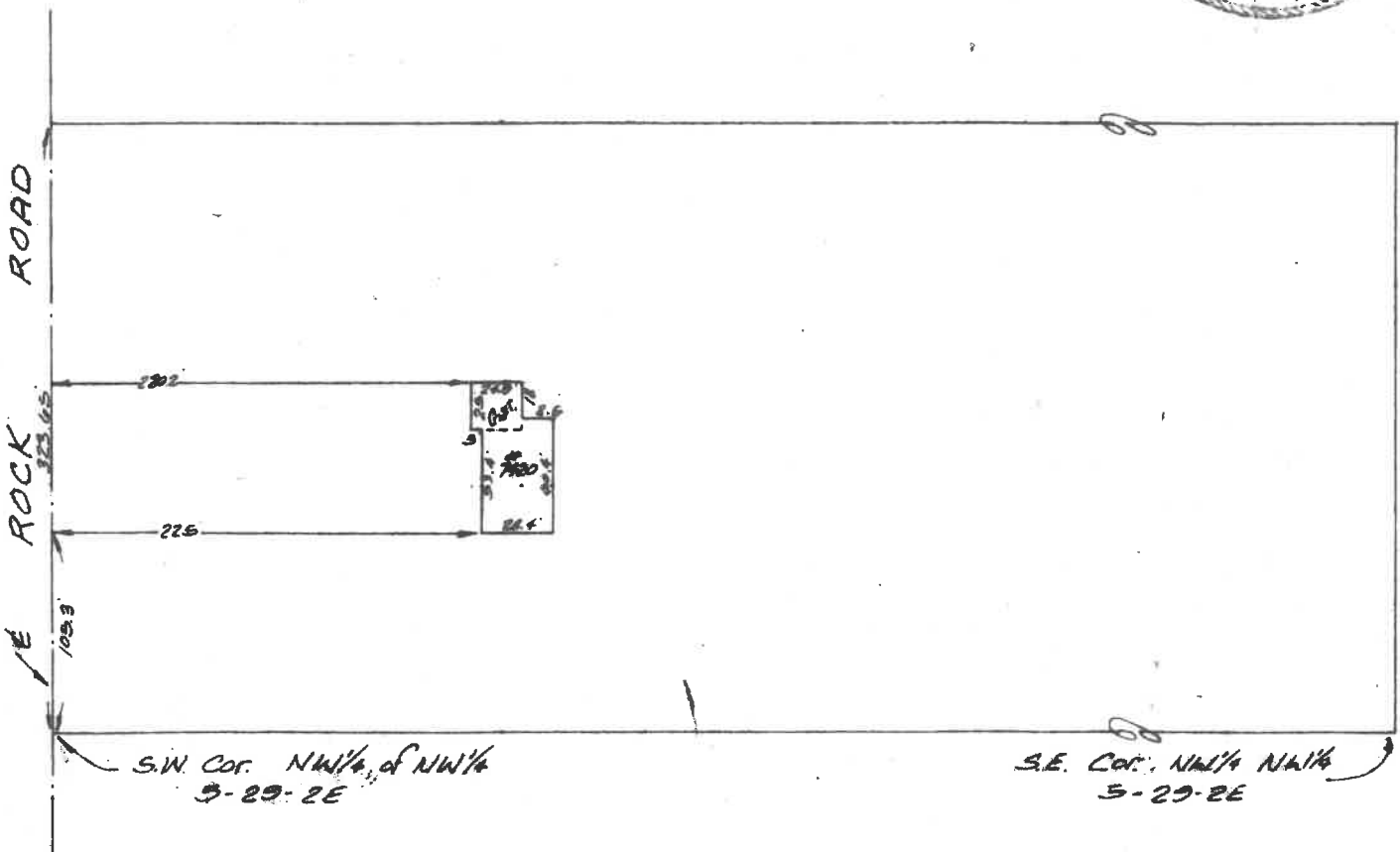
County of Sedgwick)

We, Baughman Company, Surveyors in aforesaid county and state do hereby certify that we did on this 1st day of May, 1972 survey the  $S\frac{1}{2}$  of the  $S\frac{1}{2}$  of the  $W\frac{1}{2}$  of the  $N\frac{1}{2}$  of the  $NW\frac{1}{4}$ , Sec. 5, Twp. 29, R-2-E, Sedgwick County, Kansas.

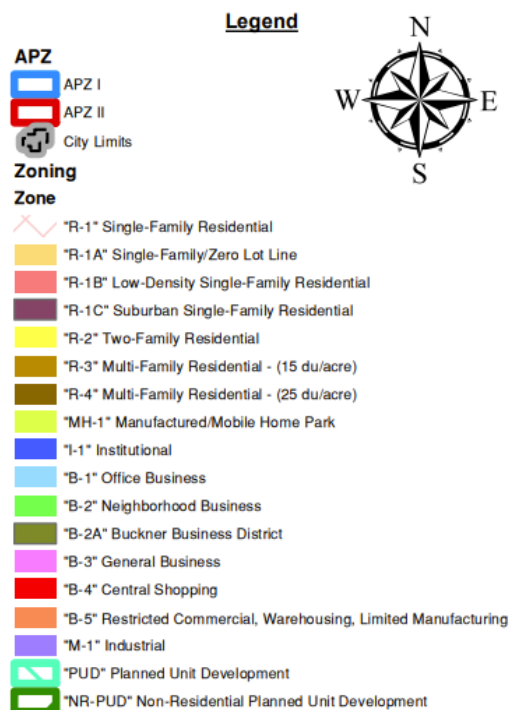
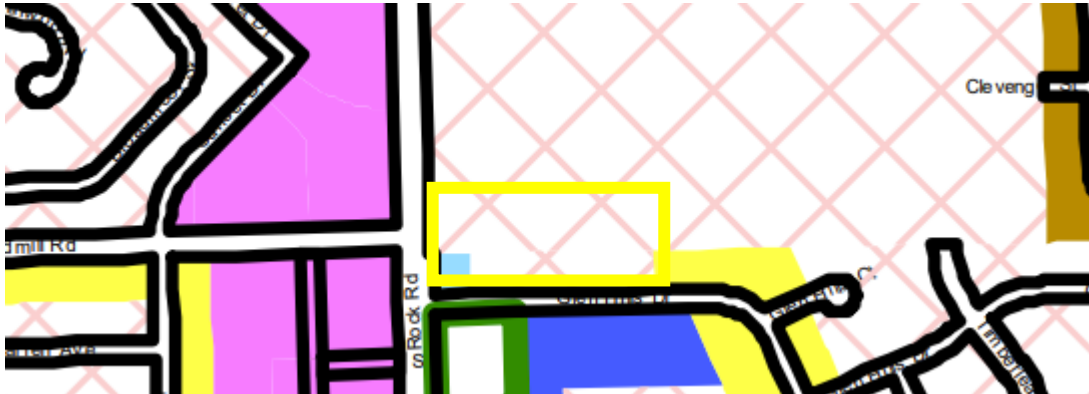
On said lot is house No. 7420 with an attached garage which is in the clear of all boundary lines. There are no encroachments on said lot by buildings on the adjacent lots.

The accompanying plat is a true and correct exhibit of said survey for mortgagee title insurance.

*William L. Korber*  
Surveyor



Zoning: R-1 Single Family Residential

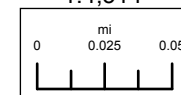




## Sedgwick County, Kansas



1:4,514



Date: 5/1/2024

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



Geographic Information Services

*Sedgwick County...*  
*working for you*

**1300 Rock Rd - Derby KS 67037 - Flood**

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Geographic Information Services

**Sedgwick County...**  
working for you

## 1300 Rock Rd - Derby KS 67037 Aerial

Date: 4/30/2024

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**Sedgwick County, Kansas**



1:4,514

