

WEIGAND

AUCTION

PROPERTY INFORMATION

7432 W. Dutch Ave., Hesston, Kansas 67062



TFLA

4,810 Sq. Ft.

2024 TAXES:

Gen: \$12,051.54

Spe: \$36.00

BEDROOMS

4 Bedrooms

2 Bonus Rooms

BATHROOMS

6 Bathrooms

GARAGE

3 Car Attached

SCHOOLS

USD 460 Hesston

PROPERTY HIGHLIGHTS

Weigand Auction is excited to offer this spacious 5,000± SF home on approximately 10.5 scenic acres just outside the charming town of Hesston, Kansas. Tucked away at the end of its own private drive, this property offers incredible versatility – whether you're dreaming of an event venue, need space for hobbies, or envision a unique business venture, this location provides the perfect setting.

Enjoy the peaceful setting and watch wildlife at the private, fully-stocked 4-acre pond – or take it all in from the comfort of the all-season sunroom. Inside, floor to ceiling windows fill the home with natural light, creating a warm and inviting atmosphere. Out back, a 50' x 100' shop provides incredible versatility – perfect for hobbies, storage, or recreation – and even includes a mobile pickleball court for year-round fun. Whether you're looking for a private retreat, a place to play, or room to grow, this one-of-a-kind property truly delivers.

QUICK TERMS

- Reserve auction - subject to sale prior to auction completion
- 10% Buyers premium
- 3% Broker participation
- 10%- 15% Earnest money deposit 24 hours post sale (based on selected close)
- Closing on or before 30 or 45 days post auction (buyer preference)



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AUCTION PROCEDURES: Auction is subject to seller's confirmation. Online bidding is by approval only. Bidding will remain open until three (3) minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. Auction reserves the right to request a proof of funds letter from a bank to participate in online bidding.

BUYER'S PREMIUM: A buyer's premium of ten percent (10%) of the final bid will be added to the final bid price to determine the total purchase price.

AUCTION TERMS: The successful bidder shall be required to deposit, as non-refundable earnest money, an amount equal to either: (a) ten percent (10%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur thirty (30) days from the full execution of the Auction Real Estate Purchase Agreement; or (b) fifteen percent (15%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur forty-five (45) days from the full execution of the Auction Real Estate Purchase Agreement. Final determination of earnest money and closing to be made upon bidder's execution of the Auction Real Estate Purchase Agreement. Checks will be made payable to and held in escrow by a title company to be named. The balance of the purchase price will be paid in certified funds at closing.

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall only rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. Property is subject to sale prior to the completion of the auction.

BROKER PARTICIPATION: At the completion of a successful closing, a fee of three percent (3%) of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com/terms for a detailed explanation of Terms and Conditions.



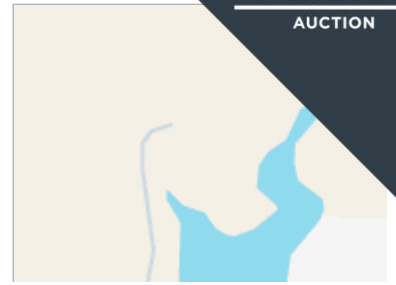
Kevin Howell | Auctioneer
620-229-3590 | khowell@weigand.com





Back Of Structure

MLS # 654467
Status Active
Contingency Reason
Area SCKMLS
Address 7432 W Dutch Ave
Address 2
City Hesston
Zip 67062
Asking Price \$0
Original Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms 4
Total Bedrooms 4.00
AG Full Baths 5
AG Half Baths 0
Total Full Baths 6
Total Half Baths 0
Total Baths 6
Old Total Baths
Garage Size 3
Basement Yes - Finished
Levels 2 Story
Approximate Age 36 - 50 Years
Acreage 10.01 or More

Approx. AGLA 3210
AGLA Source Court House
Approx. BFA 1600.00
BFA Source Court House
Approx. TFLA 4,810
Lot Size/SqFt 463914
Number of Acres 10.65

GENERAL

List Agent	Kendra Kuchta	List Office	J.P. Weigand & Sons - OFF: 316-262-6400
Co-List Agent	Kevin Howell	Co-List Office	J.P. Weigand & Sons - OFF: 316-262-6400
Showing Phone	Broker Bay	Model Home Phone	
Year Built	1988	Builder	
Est. Completion Date		Building Permit Date	
Parcel ID	040-033-08-0-00-01-012.00-0	School District	Hesston School District (USD 460)
Elementary School	Hesston	Middle School	Hesston
High School	Hesston	Subdivision	NONE LISTED ON TAX RECORD
Legal		List Date	4/28/2025
Expiration Date	7/24/2025	Realtor.com Y/N	Yes
Display on Public Websites	Yes	Display Address	Yes
VOW: Allow AVM	Yes	VOW: Allow 3rd Party Comm	Yes
Virtual Tour Y/N	Yes	Virtual Tour	Virtual Tour
Days On Market	1	Cumulative DOM	238
Cumulative DOMLS		Input Date	4/28/2025 10:41 AM
Update Date	4/28/2025	Off Market Date	
Status Date	4/28/2025	HotSheet Date	4/28/2025
Price Date	4/28/2025	Master Bedroom Level	Upper
Master Bedroom Dimensions	14 x 32	Master Bedroom Flooring	Carpet
Living Room Level	Main	Living Room Dimensions	12 x 13
Living Room Flooring	Wood Laminate	Kitchen Level	Main
Kitchen Dimensions	12 x 13	Kitchen Flooring	Wood Laminate
Room 4 Type		Room 4 Level	
Room 4 Dimensions		Room 4 Flooring	
Room 5 Type		Room 5 Level	
Room 5 Dimensions		Room 5 Flooring	
Room 6 Type		Room 6 Level	
Room 6 Dimensions		Room 6 Flooring	
Room 7 Type		Room 7 Level	
Room 7 Dimensions		Room 7 Flooring	
Room 8 Type		Room 8 Level	
Room 8 Dimensions		Room 8 Flooring	
Room 9 Type		Room 9 Level	
Room 9 Dimensions		Room 9 Flooring	
Room 10 Type		Room 10 Level	
Room 10 Dimensions		Room 10 Flooring	

GENERAL

Room 11 Type		Room 11 Level	
Room 11 Dimensions		Room 11 Flooring	
Room 12 Type		Room 12 Level	
Room 12 Dimensions		Room 12 Flooring	
Class	Residential	Property Type	Single Family OffSite Blt
State	KS	For Sale/Auction/For Rent	Auction
County	Harvey	Term of Lease	
Virtual Tour 2 Label		Virtual Tour 3 Label	
Virtual Tour 4 Label		Previous Status	
Owner Name		Owner Name 2	
Real Estate Transaction Y/N		FIPS Code	20079
Room 1 Type		Room 2 Type	
Room 3 Type		Level of Service	Full Service
\$/AGLA	\$0.00	\$/TFLA	\$0.00
On Market Date		COO Date	
Associated Document Count	0	Doc Manager	0
Listing Visibility Type	MLS Listing	Geocode Quality	Exact Match
Price Per SQFT		Sold Price Per SQFT	
Mapping		Tax ID	
Input Date	4/28/2025 10:41 AM	Update Date	4/28/2025 11:03 AM
Unique Property Identifier		RESO Universal Property Identifier	
Showing Start Date			

DIRECTIONS

Directions West of Hesston on Dutch Ave

FEATURES

ARCHITECTURE	BASEMENT FINISH	MASTER BEDROOM	PROPOSED FINANCING
Ranch	1 Bath	Master Bdrm on Sep. Floor	Conventional
EXTERIOR CONSTRUCTION	Bsmt Rec/Family Room	Master Bdrm on Main Level	WARRANTY
Frame	Kitchen	Master Bedroom Bath	No Warranty Provided
ROOF	Bsmt Bonus Room	Shower/Master Bedroom	OWNERSHIP
Composition	Bsmt Mud Room	Tub/Master Bedroom	Individual
LOT DESCRIPTION	COOLING	Two Sinks	NEIGHBORHOOD AMENITIES
Pond/Lake	Central	Jettied Tub	Lake/Pond
Waterfront w/Access	HEATING	AG OTHER ROOMS	PROPERTY CONDITION REPORT
FRONTAGE	Gas	Bonus Room	Yes
Paved Frontage	DINING AREA	Sun Room	DOCUMENTS ON FILE
EXTERIOR AMENITIES	Formal	LAUNDRY	Floor Plan
Irrigation Well	FIREPLACE	Basement	Sellers Prop. Disclosure
Sprinkler System	One	Main Floor	Survey
Outbuildings	Woodburning	INTERIOR AMENITIES	SHOWING INSTRUCTIONS
GARAGE	Wood Stove	Ceiling Fan(s)	Appt Req-Call Showing #
Attached	APPLIANCES	Central Vacuum	LOCKBOX
FLOOD INSURANCE	Dishwasher	Closet-Walk-In	SentriLock Box
Unknown	Disposal	Owned Water Softener	TYPE OF LISTING
UTILITIES	Microwave	Vaulted Ceiling	Excl Right w/o Reserve
Lagoon	Refrigerator	Window Coverings-All	AGENT TYPE
Public Water	Range/Oven	Wood Laminat	Sellers Agent
BASEMENT / FOUNDATION	Washer	POSSESSION	
Full	Dryer	At Closing	
Day Light			

FINANCIAL

Assumable Y/N	No	HOA Y/N	No
Currently Rented Y/N	No	Yearly HOA Dues	
Rental Amount		HOA Initiation Fee	
General Property Taxes	\$12,051.54	Home Warranty Purchased	no
General Tax Year	2024	Earnest \$ Deposited With	Security 1st Title
Yearly Specials	\$36.00		
Total Specials	\$36.00		

PUBLIC REMARKS

Public Remarks Auction Online only. Register and bid. Bidding ends Thursday, May 29th @ 2:00pm Central Time. Home and termite inspection have been completed. Just outside the charming town of Hesston, KS, this stunning 4-bedroom home is situated on over 10 acres with breathtaking views of a large pond and abundant wildlife. Ideal for large families or multi-family living...the home features a kitchen and laundry room on both the main floor and in the basement. A master bedroom is located on both the main and upper floors, with the upper master boasting a private balcony. With 6 full baths, there's plenty of accommodation for guests. Enjoy the gorgeous grounds from the all-season sunroom or bask in the natural light provided by the vaulted ceiling with floor-to-ceiling windows. A pellet stove in the basement warms the upstairs for those cozy winter nights. The basement also includes two bonus rooms and dual entrances. Additional room for a pool table, gaming and movie time. Each bedroom offers large closets to accommodate your seasonal wardrobe. The seller has made numerous updates, including new windows, siding, flooring, lights, and fixtures. For those with hobbies or a business, there is the 50 x 100 shop behind the home. This home truly has something for everyone. BUYER'S PREMIUM: A buyer's premium of ten percent (10%) of the final bid will be added to the final bid price to determine the total purchase price.

MARKETING REMARKS

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PRIVATE REMARKS

Private Remarks LOMA letter on file. BUYER'S PREMIUM: A buyer's premium of ten percent (10%) of the final bid will be added to the final bid price to determine the total purchase price. BROKER PARTICIPATION: At the completion of a successful closing, a fee of three percent (3%) of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	weigandauction.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	4/28/2025	2 - Open for Preview
Auction Start Time	10:30 am	2 - Open/Preview Date
Auction End Date	5/29/2025	2 - Open Start Time
Auction End Time	2:00pm	2 - Open End Time
Broker Registration Req	Yes	3 - Open for Preview
Buyer Premium Y/N	Yes	3 - Open/Preview Date
Premium Amount	10.00	3 - Open Start Time
Earnest Money Y/N		3 - Open End Time
Earnest Amount %/\$		

TERMS OF SALE

Terms of Sale AUCTION TERMS: The successful bidder shall be required to deposit, as non-refundable earnest money, an amount equal to either: (a) ten percent (10%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur thirty (30) days from the full execution of the Auction Real Estate Purchase Agreement; or (b) fifteen percent (15%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur forty-five (45) days from the full execution of the Auction Real Estate Purchase Agreement. Final determination of earnest money and closing to be made upon bidder's execution of the Auction Real Estate Purchase Agreement. Checks will be made payable to and held in escrow by a title company to be named. The balance of the purchase price will be paid in certified funds at closing.

PERSONAL PROPERTY**Personal Property****SOLD**

How Sold
Sale Price
Net Sold Price
Pending Date
Closing Date
Short Sale Y/N
Seller Paid Loan Asst.
Previously Listed Y/N
Includes Lot Y/N

Selling Agent
Co-Selling Agent
Selling Office
Co-Selling Office
Appraiser Name
Non-Mbr Appr Name



Front Of Structure



View



Aerial View



Community



Aerial View



Out Buildings



Garage



Entrance Foyer



Hallway



Entrance Foyer



Living Room



Other



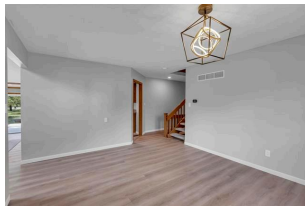
Hallway



Kitchen



Kitchen



Living Room



Sun Room



Bedroom



Bathroom



Bathroom



Hallway



Bedroom



Bathroom



Bedroom



Other



Bathroom



Bedroom



Basement



Basement



Other



Bedroom



Kitchen



Kitchen



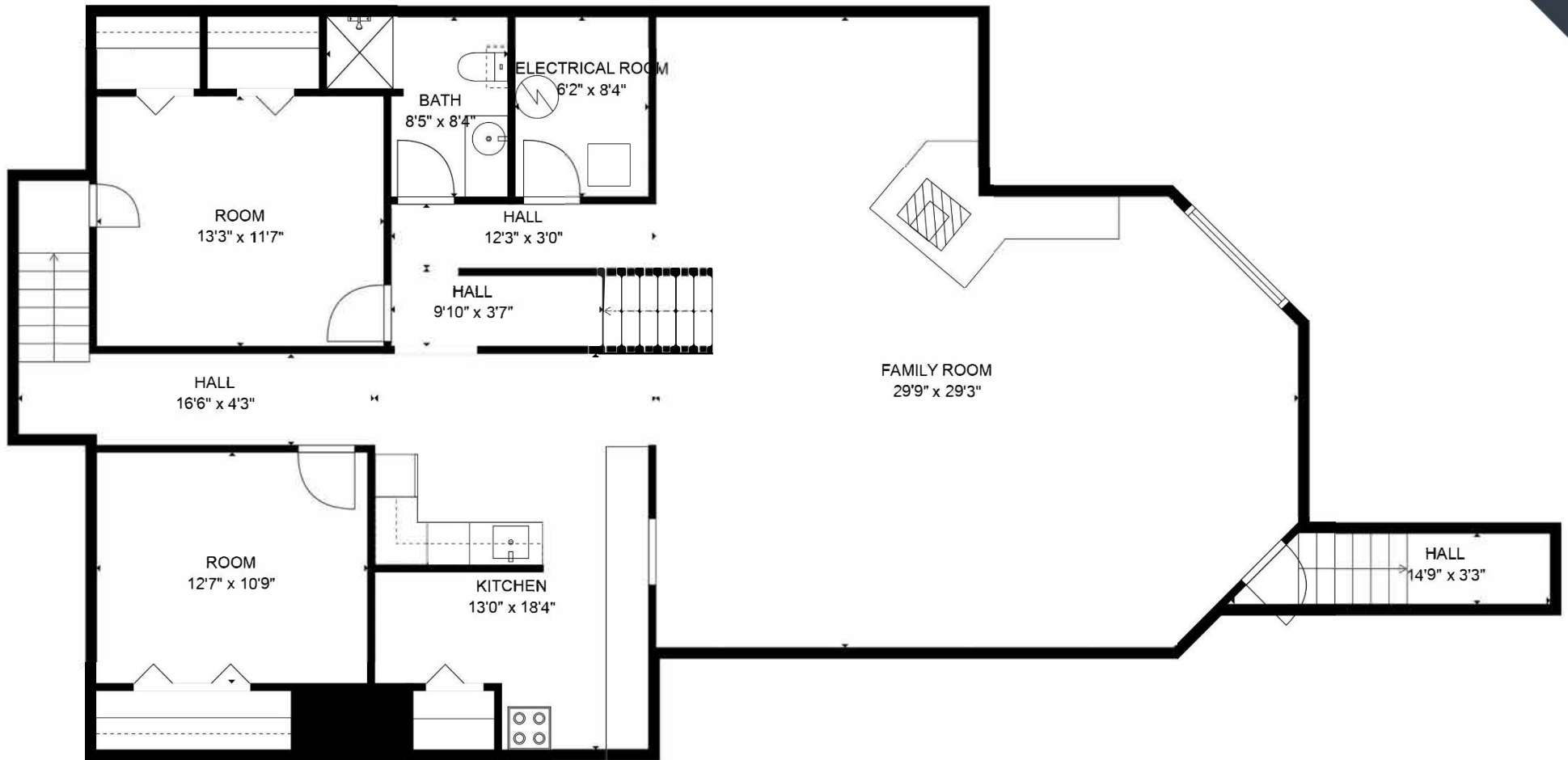
Laundry



Floor Plan

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 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

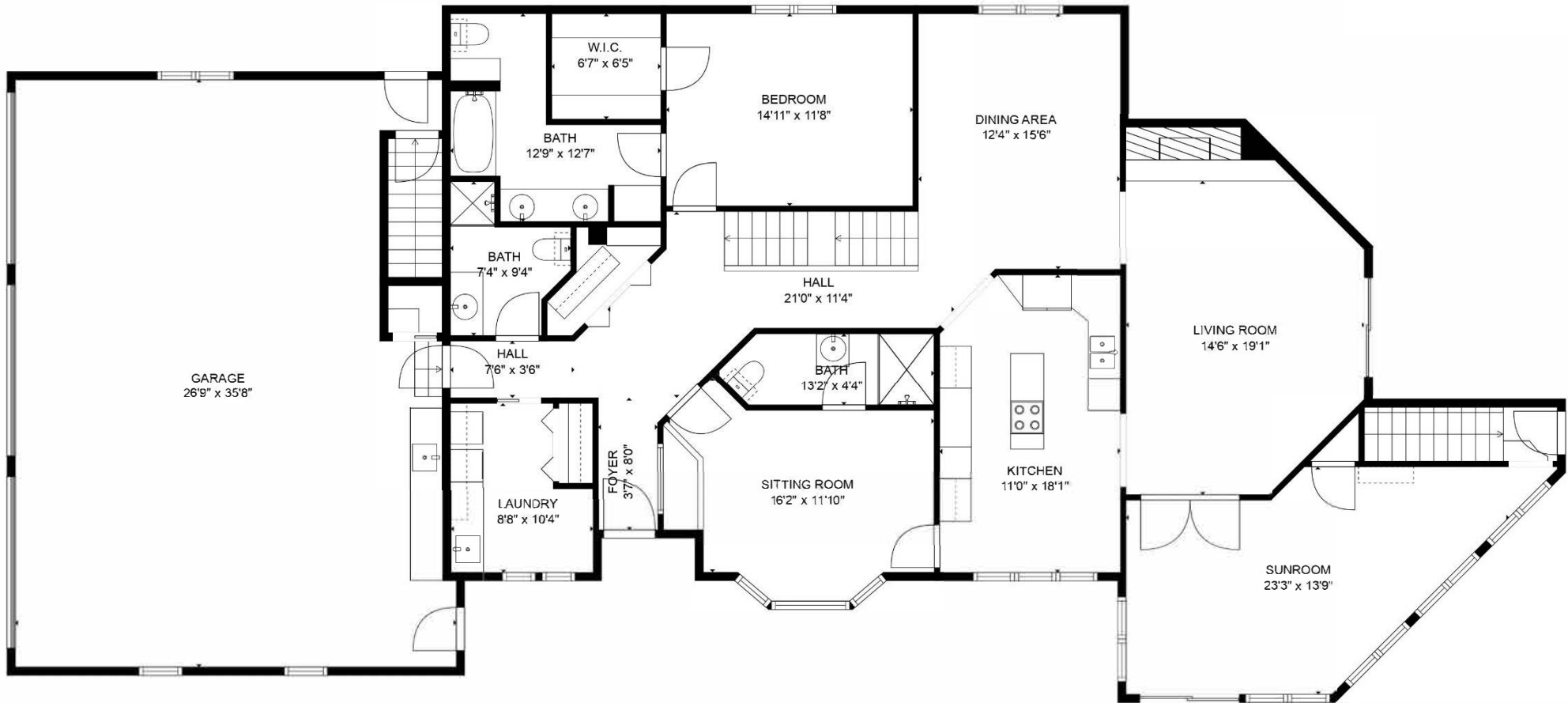


TOTAL: 5022 sq. ft

BELOW GROUND: 1627 sq. ft, FLOOR 2: 2005 sq. ft, FLOOR 3: 1390 sq. ft

EXCLUDED AREAS: ELECTRICAL ROOM: 52 sq. ft, GARAGE: 883 sq. ft, OPEN TO BELOW: 277 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

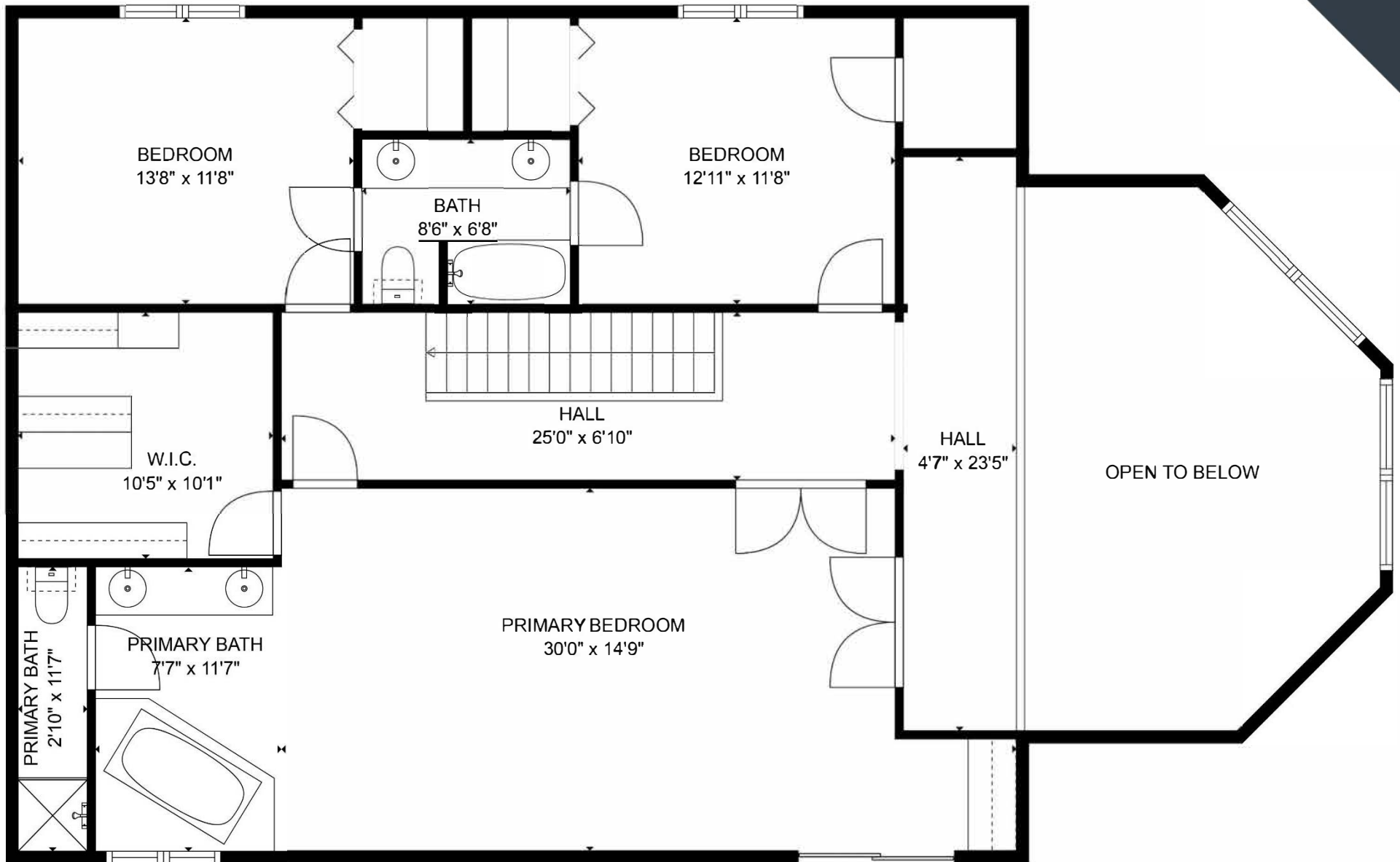


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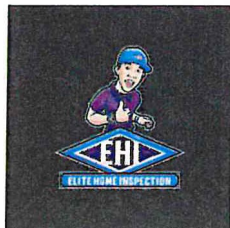


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



ELITE HOME INSPECTION INC.

3163025671

ehi@ehiwichita.com

<https://www.ehiwichita.com>



EHI PRE-LISTING

7432 W Dutch Ave
Hesston, KS 67062

Aaron Valentine
AUGUST 13, 2024



Inspector
EHI Cory
InterNACHI CPI
3163025671
ehi@ehiwichita.com



Inspector
EHI Jeremy
3163025671
ehi@ehiwichita.com



Agent
Kendra Kuchta
Weigand
620-755-3784
kendra@findyourkansashome.com

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7432 W Dutch Ave

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Standards of Practice

50

A home inspection is a visual inspection for system and major accessible component defects and safety issues. The inspection is not technically exhaustive. Unless chimney scope is purchased, **Fireplaces and Chimneys need to be inspected by licensed Chimney professionals. This inspection also does not cover detached garages, pool houses, dwellings etc. Those are extra charges.**

A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection. Conditions at a home for sale can change radically in only a day or two, so a home inspection is not meant to guarantee what condition a home will be in when the transaction closes. It's not uncommon for conditions to change between the time of the inspection and the closing date.

It's a Visual Inspection

A "visual" inspection means that a home inspection report is limited to describing conditions in those parts of a home that an inspector can see during the inspection. Obviously, parts of the home that are permanently hidden by wall, ceiling and floor coverings are excluded, but so are parts of the home that were inaccessible during the inspection for some other reason. Some reasons might include lack of an access point, such as a door or hatch, or a locked access point, or because an occupant's belongings blocked access, or because of dangerous or unsanitary conditions.

There can be many more reasons. The point is that if an inspector can't see a portion of the home, the inspector can't assume responsibility for ensuring that a safe and proper condition exists or that systems are operating properly in that hidden space.

System Defects

Although the majority of the inspection is visual, the InterNACHI Standards of Practice do require inspectors to operate space and water heating equipment, and air-conditioning equipment, if it can be done without damaging the equipment.

Inspectors will also examine the major accessible components of certain systems as required by the Standards of Practice. Furnace air filters are one example.

A home inspection is not technically exhaustive, meaning that systems or components will not be disassembled as part of the inspection. For example, an inspector will not partially disassemble a furnace to more accurately check the condition of the heat exchanger. Inspectors typically disclaim heat exchangers.

Hazardous Materials

Asbestos, mold, lead, water purity, and other environmental issues or potential hazards typically require a specialist inspection, and may additionally require laboratory analysis.

SUMMARY



REPAIR NEEDED

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a qualified specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

- ⊖ 2.1.1 Roof - Coverings: Delamination
- ⊖ 2.1.2 Roof - Coverings: Nails need sealed
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Gutters Missing
- ⊖ 3.2.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 3.2.2 Exterior - Walkways, Patios & Driveways: Driveway settling
- ⊖ 3.3.1 Exterior - Siding, Flashing & Trim: Caulking in multiple areas
- ⊖ 3.3.2 Exterior - Siding, Flashing & Trim: Rock loose
- ⊖ 3.5.1 Exterior - Exterior Windows: Exterior windows needs re-caulked
- ⊖ 3.10.1 Exterior - Decks, Balconies, Porches & Steps 2: Needs railing
- ⊖ 5.7.1 Family room - Fireplace: Needs cleaned
- ⊖ 7.7.1 Kitchen - Outlets: No gfci
- ⊖ 8.4.1 Kitchen 2 - Garbage Disposal: Excessive Noise
- ⊖ 11.4.1 Master Bedroom - Floors: Moderate Wear
- ⊖ 12.1.1 Master bath - Toilet: Toilet is loose
- ⊖ 17.4.1 Bathroom 2 - GFCI & AFCI: Wouldn't reset
- ⊖ 18.2.1 Bathroom 3 - Water Supply, Distribution Systems & Fixtures: Slow drain
- ⊖ 18.5.1 Bathroom 3 - Countertops & Cabinets: Vanity Loose
- ⊖ 18.5.2 Bathroom 3 - Countertops & Cabinets: Countertop Not Secured

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⊖ 26.1.1 Stairway - Railing: Missing railing

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1: INSPECTION DETAILS

Information

Style

Multi-level

In Attendance

Home Owner

Occupancy

Furnished, Occupied

Temperature (approximate)

77 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Cloudy, Recent Rain

2: ROOF

Information

Inspection Method

Ladder, Roof

Roof Type/Style

Gable

Coverings: Material

Asphalt



Roof Drainage Systems: Gutter

Material

Aluminum

Flashings: Material

Aluminum

Observations

2.1.1 Coverings

DELAMINATION

The asphalt shingle roof shows signs of delamination. Delamination is separation of the surface layer of asphalt. Recommend a qualified roofing contractor evaluate and repair to prevent further deterioration that results in leaking and moisture intrusion.

Recommendation

Contact a qualified roofing professional.





2.1.2 Coverings

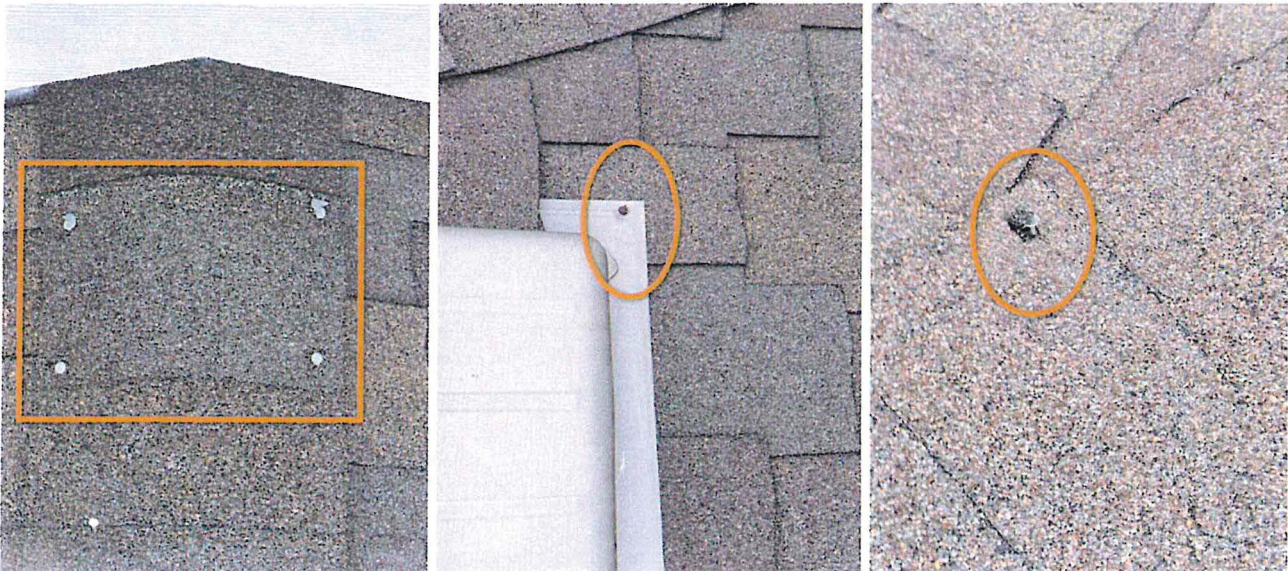
NAILS NEED SEALED

Multiple areas of the roof show nail heads exposed that needs sealed. Could allow moisture intrusion.

Recommendation

Contact a qualified professional.

Repair Needed



2.2.1 Roof Drainage Systems

GUTTERS MISSING

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

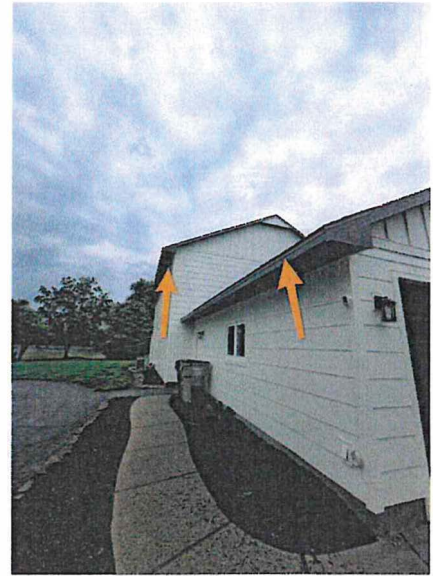
Repair Needed

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Recommendation

Contact a qualified handyman.



3: EXTERIOR

Information

General: Inspection Method
Visual, Infrared

Walkways, Patios & Driveways:
Driveway Material
Concrete

Siding, Flashing & Trim: Siding
Style
Shiplap



Exterior Doors: Exterior Entry
Door
Steel, Glass

Foundation: Material
Concrete

Decks, Balconies, Porches & Steps: Deck/Balcony/Covered porch/Porch
Front Porch



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Decks, Balconies, Porches & Steps: Material
Wood

Decks, Balconies, Porches & Steps 2: Deck/Balcony/Covered porch/Porch
Deck

Decks, Balconies, Porches & Steps 2: Material
Wood



Cooling Equipment: Brand
Bryant

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior North

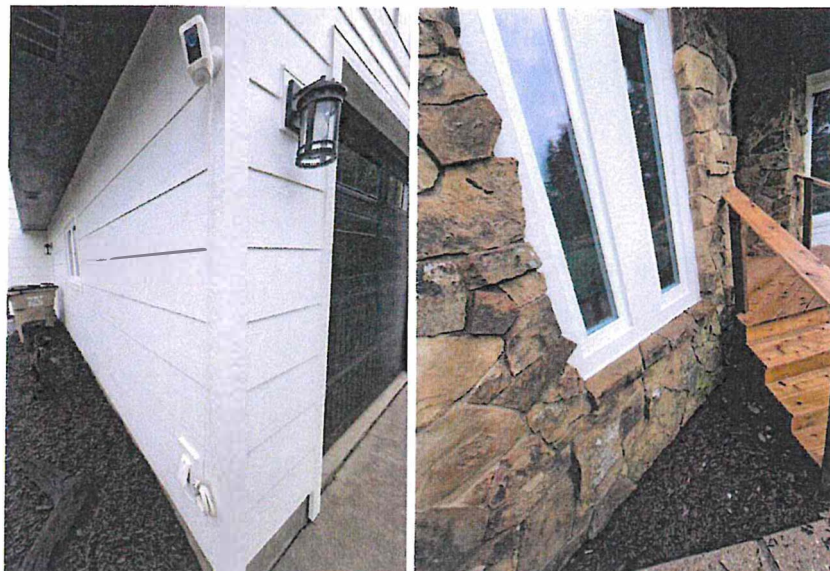


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Siding, Flashing & Trim: Siding Material

Engineered Wood, Wood, Rock



Cooling Equipment: SEER Rating

13 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

Limitations

Cooling Equipment

SERIAL NUMBER SCRATCHED OFF

Could not tell the year of machine due to serial number being scratched off.

Observations

3.2.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.

Repair Needed



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3.2.2 Walkways, Patios & Driveways

DRIVEWAY SETTLING

Due to drainage.

Recommendation

Contact a qualified professional.

Repair Needed



3.3.1 Siding, Flashing & Trim

✓ **CAULKING IN MULTIPLE AREAS**

Needs caulked in multiple areas around exterior, could allow water to enter.

Recommendation

Contact a qualified professional.

Repair Needed

Fixed



3.3.2 Siding, Flashing & Trim

ROCK LOOSE

Some rocks are loose.

Recommendation

Contact a qualified professional.

Repair Needed



✓ 3.5.1 Exterior Windows

EXTERIOR WINDOWS NEEDS RE CAULKED

All exterior windows need re caulked.

Recommendation

Contact a qualified professional.

Repair Needed

Fixed



3.10.1 Decks, Balconies, Porches & Steps 2

NEEDS RAILING

Needs railing due to height.

Recommendation

Contact a qualified professional.

Repair Needed

7432 W Dutch Ave

Aaron Valentine



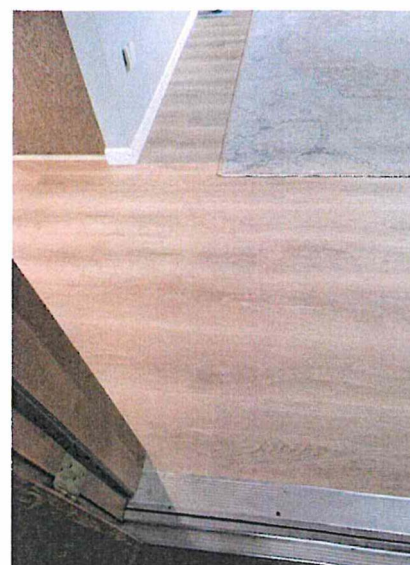
4: LIVING ROOM

Information

Windows: Window Type
Casement

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Laminate



Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Wood

Thermostat Controls: Dinning room



5: FAMILY ROOM

Information

Windows: Window Type

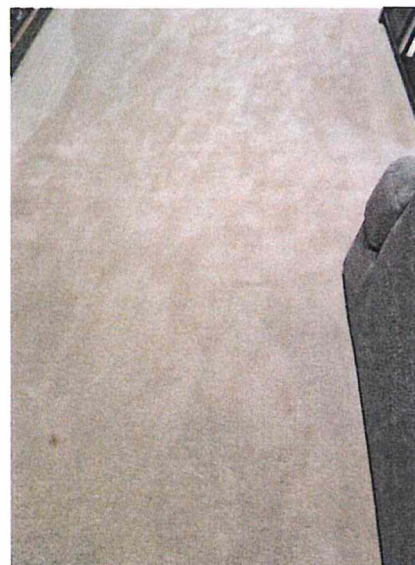
Single-hung

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet

**Walls: Wall Material**

Drywall

Ceilings: Ceiling Material

Popcorn

Observations

5.7.1 Fireplace

NEEDS CLEANED

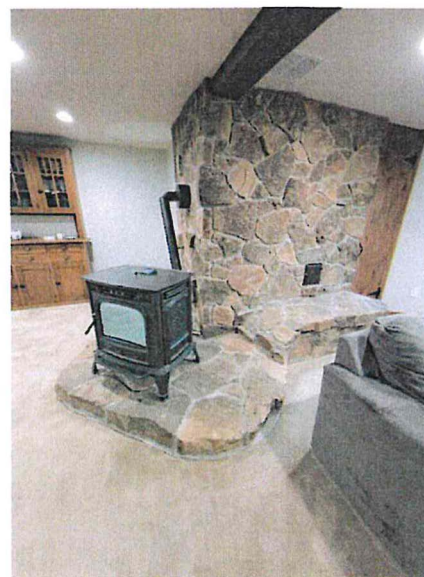
Visual inspection only.

Recommendation

Contact a qualified professional.



Fixed



7432 W Dutch Ave

Aaron Valentine

6: DINING ROOM

7: KITCHEN

Information

Kitchen



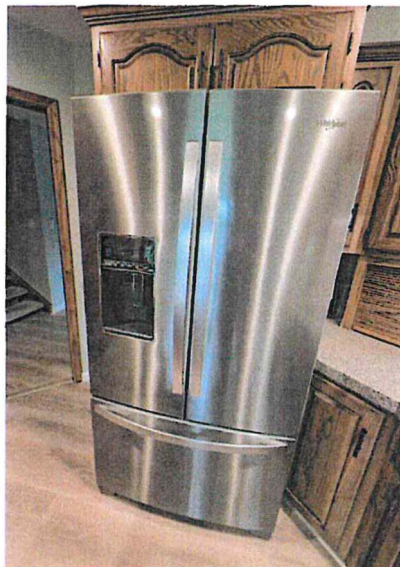
Dishwasher: Brand Whirlpool



Dishwasher: Operational

At the time of inspection
appliance was fully operational.

Refrigerator: Brand Whirlpool



Refrigerator: Operational

At the time of inspection
appliance was fully operational.

Range/Oven/Cooktop: Range/Oven Energy Source Electric

Range/Oven/Cooktop: Exhaust Hood Type None

Range/Oven/Cooktop: Operational

At the time of inspection
appliance was fully operational.

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Countertops & Cabinets:

Countertop Material

Granite



Countertops & Cabinets:

Cabinetry

Wood

Built-in Microwave: Built in microwave

At time of inspection working good.



7432 W Dutch Ave

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Range/Oven/Cooktop: Range/Oven Brand
Samsung



Observations

7.7.1 Outlets

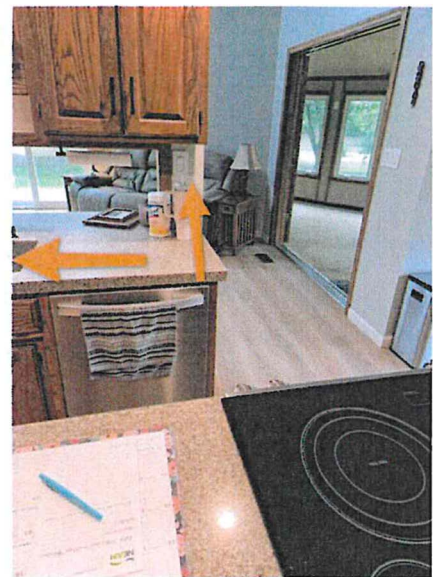
NO GFCI

Recommendation

Contact a qualified professional.



Repair Needed



8: KITCHEN 2

Information

Kitchen



Dishwasher: Brand
Kenmore



Refrigerator: Brand
Frigidaire



Range/Oven/Cooktop:
Range/Oven Energy Source
Electric

Range/Oven/Cooktop:
Range/Oven Brand
Whirlpool

Range/Oven/Cooktop: Exhaust
Hood Type
None



Range/Oven/Cooktop:
Operational

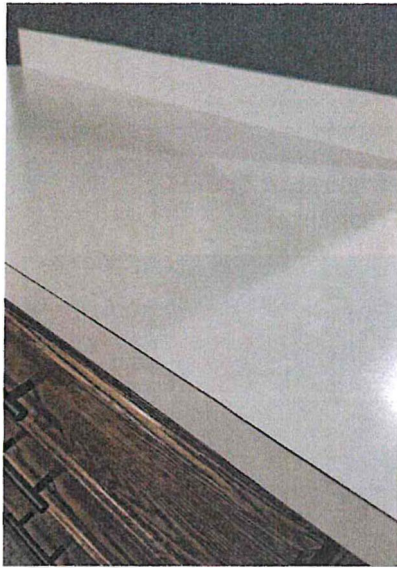
At the time of inspection
appliance was fully operational.

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Countertops & Cabinets:
Countertop Material
Laminate

Countertops & Cabinets:
Cabinetry
Wood



Built-in Microwave: No microwave

No microwave.

Observations

8.4.1 Garbage Disposal

EXCESSIVE NOISE



Repair Needed

Garbage disposal was excessively noisy. Recommend a qualified plumber evaluate and repair.

[Here is a helpful DIY troubleshooting video.](#)

Recommendation

Contact a qualified professional.

9: LAUNDRY ROOM

Information

Dryer Power Source

110 Volt, 220 Electric

Dryer Vent

Metal (Flex)

Water supply for laundry:

Location

Laundry



Drain, Waste, & Vent Systems:

Drain Size

2"

Drain, Waste, & Vent Systems:

Material

PVC

10: LAUNDRY ROOM 2

Information

Dryer Power Source

110 Volt, 220 Electric

Dryer Vent

Metal (Flex)

Water supply for laundry:

Location

Basement

Drain, Waste, & Vent Systems:

Drain Size

1 1/2"

Drain, Waste, & Vent Systems:

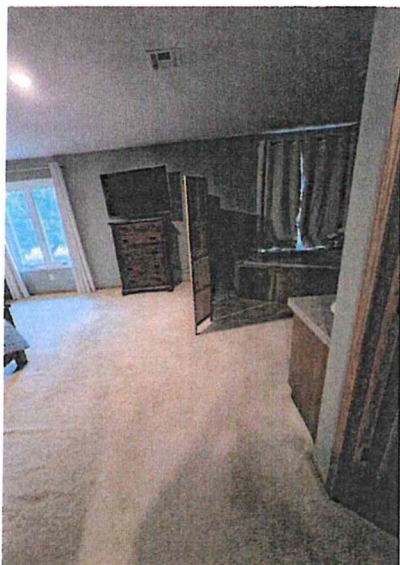
Material

PVC

11: MASTER BEDROOM

Information

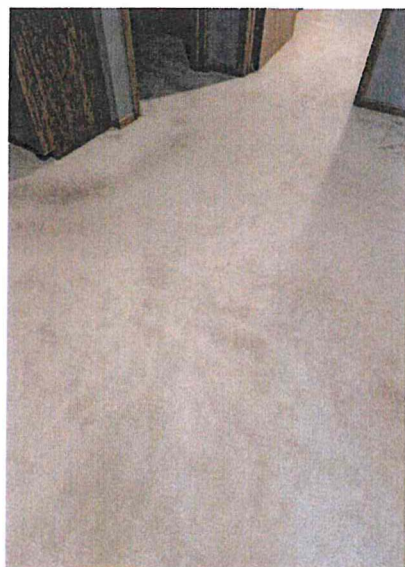
General: Picture



Windows: Window Type
Casement

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet



Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Popcorn

Observations

11.4.1 Floors

MODERATE WEAR

 Repair Needed

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Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

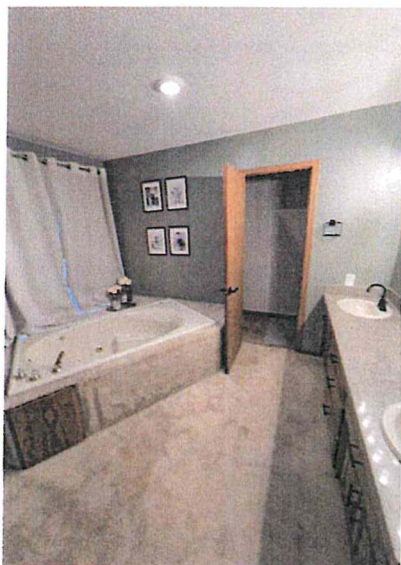
Recommendation

Contact a qualified flooring contractor

12: MASTER BATH

Information

Pic

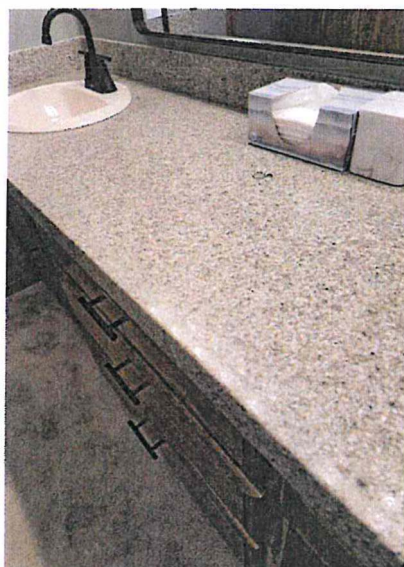


**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**
Copper

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**
Hose

**Countertops & Cabinets:
Countertop Material**
Laminate

**Countertops & Cabinets:
Cabinetry**
Wood



Observations

✓ 12.1.1 Toilet
TOILET IS LOOSE

Repair Needed

37
Fixed

**SCROLL
TO TOP**

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Needs tightened to the floor.

Recommendation

Contact a qualified professional.

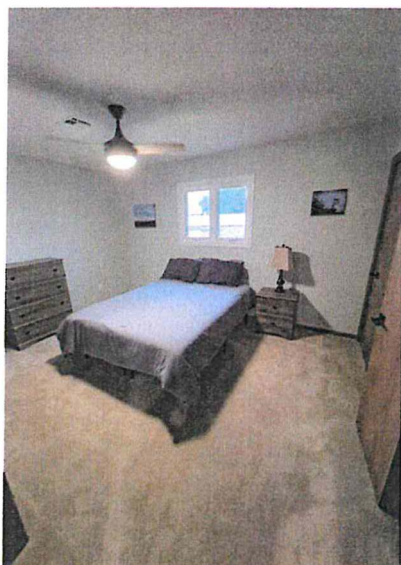
Fixed



13: BEDROOM 2

Information

General: Bedroom 2



Windows: Window Type Casement

Windows: Window Manufacturer Unknown

Floors: Floor Coverings Carpet



Walls: Wall Material Drywall

Ceilings: Ceiling Material Popcorn

14: BEDROOM 3

Information

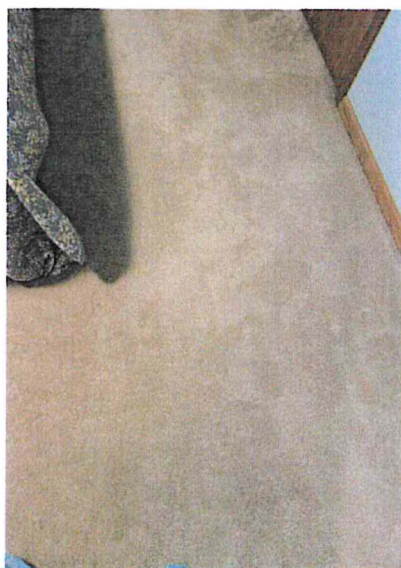
General: Bedroom 3



Windows: Window Type
Casement

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet



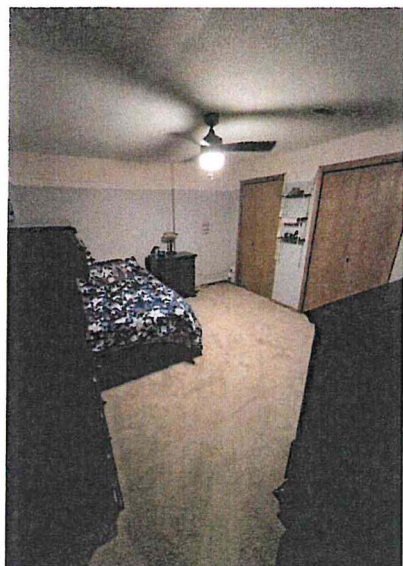
Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Popcorn

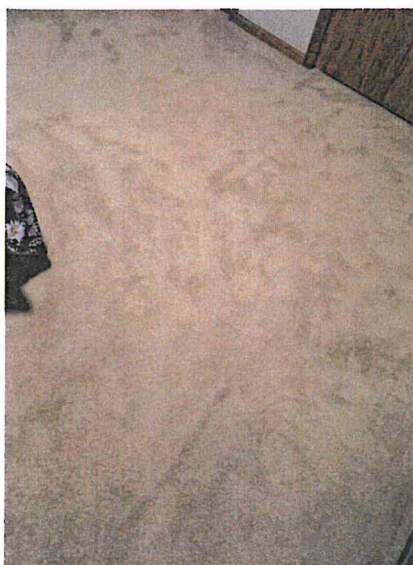
15: BEDROOM 4

Information

General: Basement bed 1



Floors: Floor Coverings
Carpet



Walls: Wall Material
Wallpaper

Ceilings: Ceiling Material
Popcorn

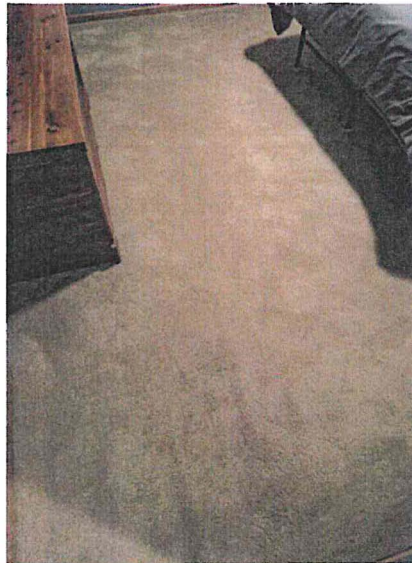
16: BEDROOM 5

Information

General: Basement bed 2



Floors: Floor Coverings
Carpet



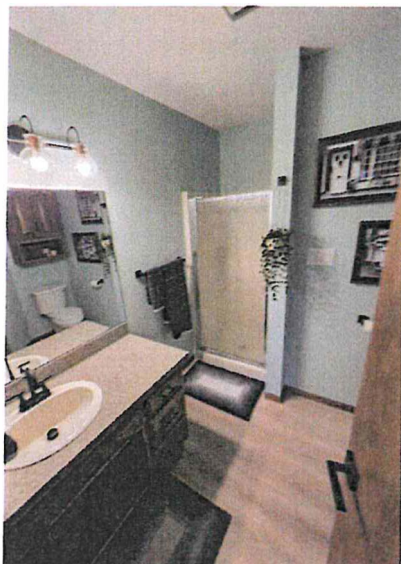
Walls: Wall Material
Wallpaper

Ceilings: Ceiling Material
Popcorn

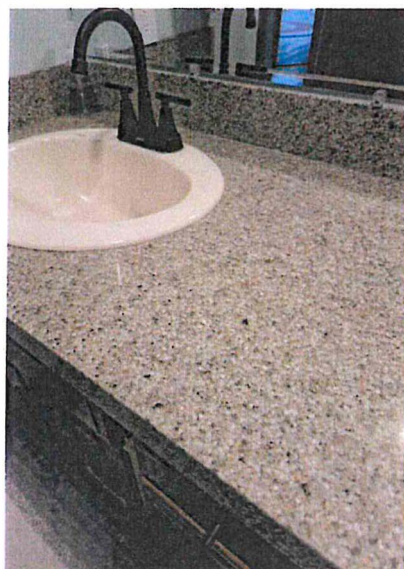
17: BATHROOM 2

Information

General: Laundry



Countertops & Cabinets:
Countertop Material
Granite



**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**
Copper

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**
Hose

Countertops & Cabinets:
Cabinetry
Wood

Observations

174.1 GFCI & AFCI
WOULDN'T RESET

Repair Needed

43

Good

**SCROLL
TO TOP**

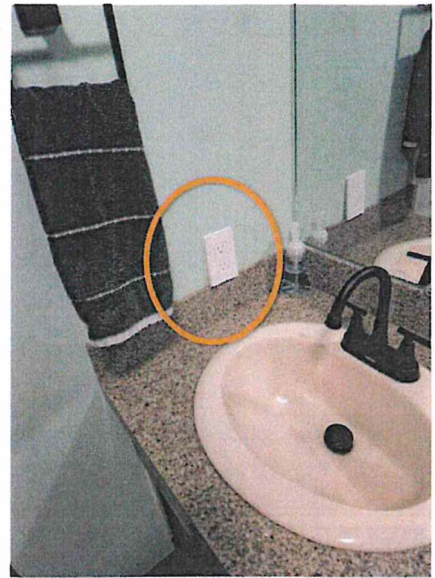
7432 W Dutch Ave

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Recommendation

Contact a qualified professional.

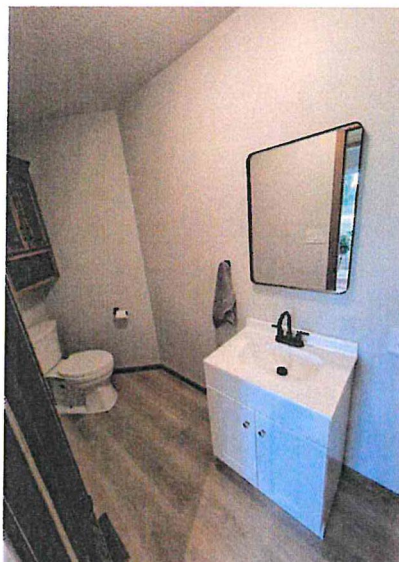
Good



18: BATHROOM 3

Information

General: Sunroom



**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**
Copper

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**
Hose

**Countertops & Cabinets:
Countertop Material**
Quartz

**Countertops & Cabinets:
Cabinetry**
Wood



Observations

18.2.1 Water Supply, Distribution Systems & Fixtures
SLOW DRAIN



7432 W Dutch Ave

Aaron Valentine

Slow drain

Recommendation

Contact a qualified professional.



✓ 18.5.1 Countertops & Cabinets

VANITY LOOSE

Vanity was improperly installed and not secured. Recommend qualified contractor secure vanity properly.

Recommendation

Contact a qualified cabinet contractor

Repair Needed

Fixed

✓ 18.5.2 Countertops & Cabinets

COUNTERTOP NOT SECURED

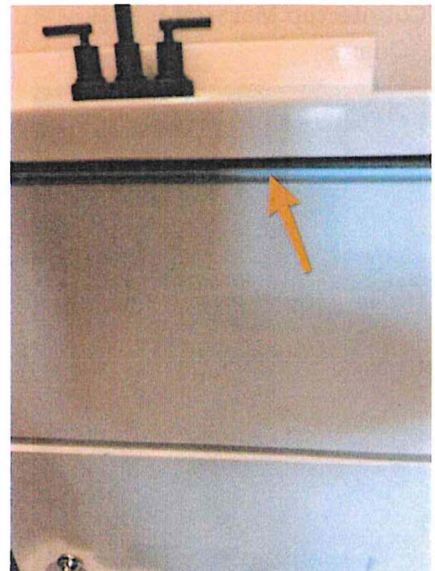
Countertop not secured to cabinet.

Recommendation

Contact a qualified countertop contractor

Repair Needed

Fixed



19: BATHROOM 4

Information

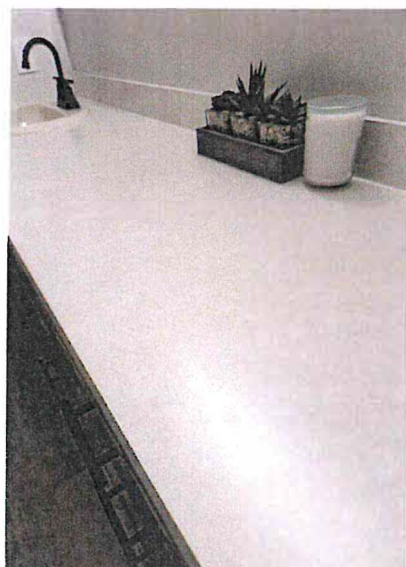
General: Bedroom



Countertops & Cabinets:

Countertop Material

Laminate



Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Copper

Water Supply, Distribution

Systems & Fixtures: Water Supply

Material

Hose

Countertops & Cabinets:

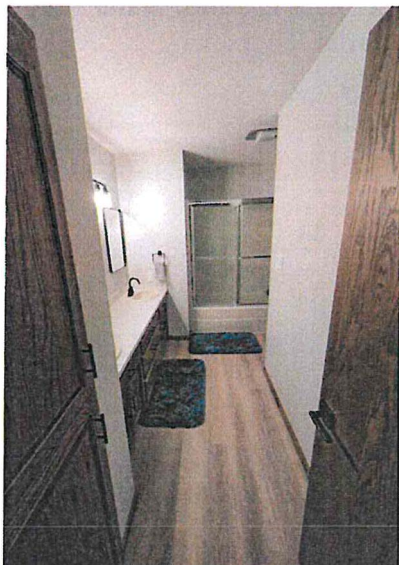
Cabinetry

Wood

20: BATHROOM 5

Information

General: Office



Countertops & Cabinets:
Countertop Material
Laminate



**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**
Copper

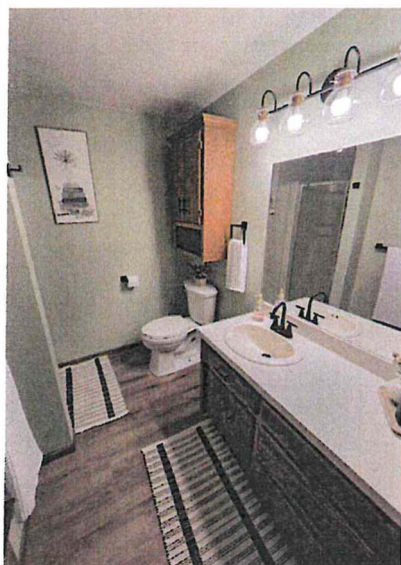
**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**
Hose

Countertops & Cabinets:
Cabinetry
Wood

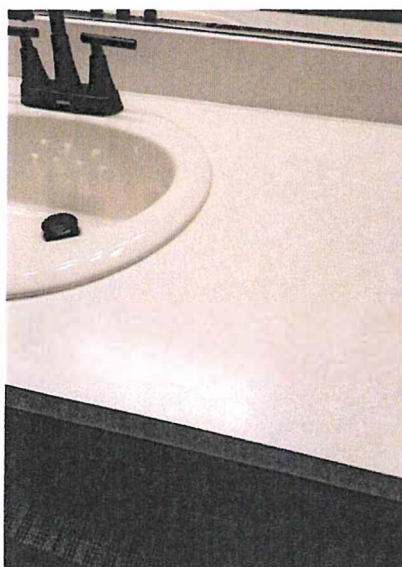
21: BATHROOM 6

Information

General: Basement bath



Countertops & Cabinets:
Countertop Material
Laminate



**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**
Copper

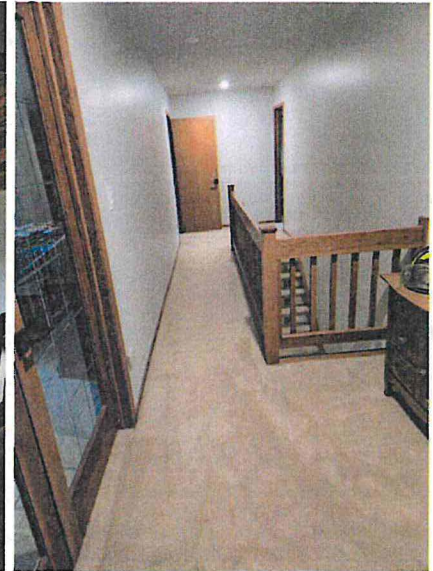
**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**
Hose

Countertops & Cabinets:
Cabinetry
Wood

22: PICTURES

Information

Pictures



23: UTILITY ROOM

Information

Heating Equipment: Brand
Bryant



Heating Equipment: Energy Source
Gas

Heating Equipment: Heat Type
Heat Pump

Distribution System: Ductwork
Non-insulated

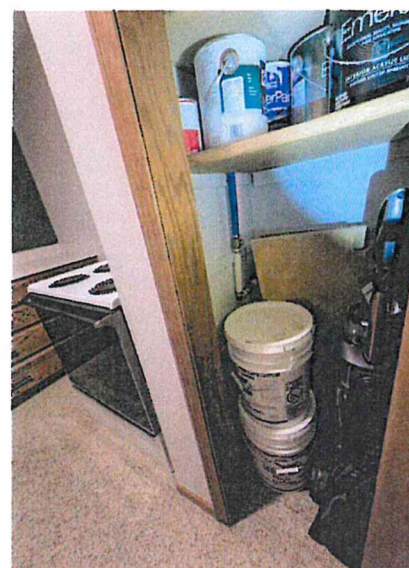
Distribution System: Configuration
Central

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Utility Room

Water main: Location
Basement



Heating Equipment: AFUE Rating

96

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

State

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



24: ELECTRICAL

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground

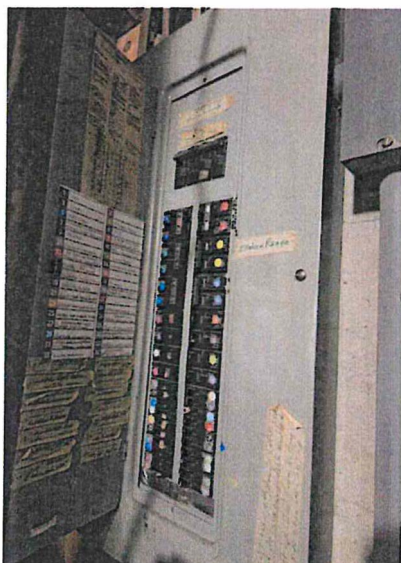
**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer**
Siemens

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location**
Utility

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Sub Panel Location**
None

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Capacity**
200 AMP

**Branch Wiring Circuits, Breakers
& Fuses: Branch Wire 15 and 20
AMP**
Copper



**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**
Romex

25: ELECTRICAL 2

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground

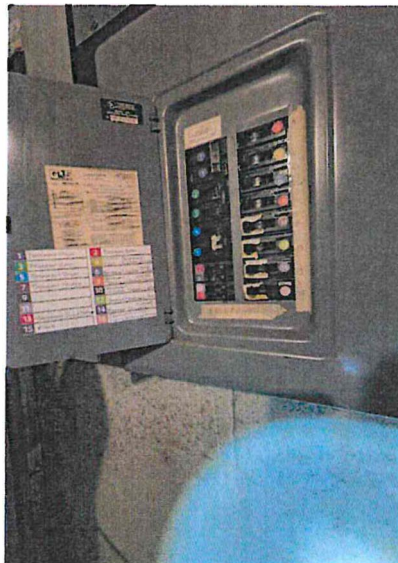
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Switch

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Utility

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
100 AMP

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper



Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

26: STAIRWAY

Observations

26.1.1 Railing

MISSING RAILING

Recommendation

Contact a qualified professional.

Repair Needed



27: GARAGE

Information

Garage Door: Material

Aluminum, Insulated

Garage Door: Type

Automatic

28: ATTIC

Information

Attic Insulation: R-value
38

Attic Insulation: Insulation Type
Loose-fill, Batt

Ventilation: Ventilation Type
Gable Vents



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Kitchen 2

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices.

or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Electrical 2

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

UPDATES AND THINGS THE SELLERS LOVE ABOUT THE PROPERTY

Updated within the last 3 years by current owner

Windows
Hardi Siding
Flooring
All bathroom faucets
Pellet Stove
Pex ManaBloc
New Light fixtures, switches and outlets
Toilets
Hot water heater
Water softener
Service line to the home
Garage Doors
Garage Door operators
Landscaping
Door hardware upgraded throughout
Paint
Sump pump outside
Lift pump

Things the seller loves about the property

Stocked pond
Wildlife
Home sets back from the road
Portable Pickle ball court inside the shop... super fun
Irrigation well saves money

Off paved road

Private paved driveway

Huge shop for storage

Tons of storage space throughout the entire home

Beautiful sunsets

**SELLER'S RESIDENTIAL PROPERTY
DISCLOSURE STATEMENT**

SELLER: Aaron J Valentine Linda K Valentine
 PROPERTY ADDRESS ("PROPERTY"): 743 2 W D uth Av e DATE: 04/22/25
 CITY, STATE & ZIP: Hesston KS 67062 MLS# _____

MESSAGE TO SELLER

This is a disclosure of the above-listed Property as known by the SELLER on the date signed. It is NOT a warranty of any kind by the SELLER or any real estate licensees involved in this transaction. It is NOT a substitute for any inspections or warranties that BUYER may wish to obtain. If you know something important about the Property that is not addressed on this Disclosure, add that information to the form. Licensees, prospective BUYERS and BUYERS may rely on this information.

Be as complete and accurate as possible when answering the questions in the DISCLOSURE. Complete the form yourself. Attach additional sheets if space is insufficient for all applicable comments. The law requires the SELLER disclose any material defects about the Property to prospective BUYER and that failure to do so may result in civil liability for damages. A non-occupant SELLER is not relieved of this obligation. If you do not have personal knowledge to answer a question, use comment lines to explain. Attach all available supporting documentation.

MESSAGE TO BUYER

This is designed to assist the SELLER in disclosing all known material facts about the Property, however, there are likely facts that the SELLER may not know. It is important that you take an active role in obtaining information about the Property. This report supersedes any list appearing in the MLS. Review this form, verify important information, ask questions, and obtain professional inspections.

The following are representations of the SELLER and are NOT independently verified by the BROKERS or Licensees.

Part 1. GENERAL PROPERTY INFORMATION:

- Approximate age of the Property: +/- 35 years
- Approximate date that SELLER acquired the Property: 7.1.2021
- Does SELLER currently occupy the Property? ☒ Yes ☒ No
If No, how long has it been since the SELLER occupied the Property? _____
- Have ALL utilities remained on during vacancy? ☐ Yes ☐ No N/A
- Have there been any professional Inspections of the Property in the last 2 years? ☐ Yes ☒ No
Explain or attach: _____
- ☐ SELLER has never occupied the Property and has answered all questions to the best of SELLER'S knowledge.

Part 2. APPLIANCES:

Indicate the condition of the following items by marking the appropriate box.

		Transfers to BUYER			DOES NOT TRANSFER		Comments:
		Working	NOT Working	Don't Know		NONE	
1. Clothes Dryer.....	<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>2 Sump pumps -</u> <u>one in basement</u> <u>one outside north-</u> <u>outside one is new</u>
2. Clothes Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Dishwasher.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Freezer (Stand Alone)	<u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Microwave (Built-In) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Oven (Built-In).....	<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Separate Cook Top ...	<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Range/Stove.....	<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Range Hood/Ventilation	<u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Refrigerator-Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Icemaker	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Refrigerator-Other....	Location: <u>basement</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Sump Pump	Location: <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. Trash Compactor	<u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Part 3. EQUIPMENT, FIXTURES AND SYSTEMS: Indicate the condition of the following items by marking the appropriate box.

Transfers to BUYER					Comments:	
	Working	NOT Working	Don't Know	DOES NOT TRANSFER	NONE	
1. Air Purifier System.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	all garage door
2. Ceiling Fan(s).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	openers & 2 yrs old
3. CO Detector(s).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	sprinkler runs
4. Doorbell <input checked="" type="checkbox"/> Video <input type="checkbox"/> Traditional <input checked="" type="checkbox"/> Wireless.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	on well only
5. Drinking Water/RO System <input type="checkbox"/> Owned <input type="checkbox"/> Leased.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	house is city water
6. Electric Air Filter.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	central vac throughout
7. Exhaust Fan(s)-Bath.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	however not used
8. Fence-Invisible & Controls.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	unknown status
9. Garage Door Openers: Qty: <u>3</u> Qty Remotes: <u>3</u> Keypad Entry..... <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	less than 2 yrs old:
10. Gas Grill (Exterior).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	water heater
11. Generator.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	water softener
12. Guttering... <input type="checkbox"/> ALL <input type="checkbox"/> Some.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	hard siding
13. Humidifier.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	windows
14. Intercom.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	doors exterior
15. Radon Mitigation System.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	garage doors
16. Satellite Dish/Receiver .. <input type="checkbox"/> Owned <input type="checkbox"/> Leased.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	paint
17. Security System..... <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased..... Monitoring/Subscription <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	security system
18. Smart Thermostat.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19. Smoke/Fire Detector(s).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
20. Solar Equipment..... <input type="checkbox"/> Owned <input type="checkbox"/> Leased.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Company:
21. Sound System Wiring.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
22. Speakers- Built-In/Attached.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
23. Sauna..... <input type="checkbox"/> Steam <input type="checkbox"/> Dry.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
24. Spa/Hot Tub <input type="checkbox"/> Equipment Included.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
25. Swimming Pool <input type="checkbox"/> Inground <input type="checkbox"/> Above Ground..... <input type="checkbox"/> Pool Heater <input type="checkbox"/> Saltwater <input type="checkbox"/> Equipment Included Liner Age _____ Pump Age _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Last serviced-Who/When
26. Swing/Playset.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
27. Telephone Wiring/Jacks.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
28. TV Antenna.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
29. TV Cable Wiring.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
30. TV Projection System.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
31. TV Wall Mount Hardware.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
32. Underground Sprinklers..... <input type="checkbox"/> ALL <input checked="" type="checkbox"/> Partial..... <input type="checkbox"/> Back Flow Preventer <input checked="" type="checkbox"/> Timer <input type="checkbox"/> Manual.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
33. Vacuum System/Equipment.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
34. Water Softener System <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
35. Wet Bar.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
36. Window Coverings..... <input type="checkbox"/> ALL <input checked="" type="checkbox"/> Some.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
37. Yard Art/Statuary.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fireplace/Wood Stove Information						
38. Location #1 <u>basement</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Last Used: <u>3/2024</u>
<input checked="" type="checkbox"/> Chimney <input type="checkbox"/> Insert <input type="checkbox"/> Gas Logs <input type="checkbox"/> Gas Starter						Last Cleaned/Service
<input type="checkbox"/> Electric Log <input type="checkbox"/> Recirculating <input type="checkbox"/> Screen						<u>2/2024</u>
<input type="checkbox"/> Woodburning <input checked="" type="checkbox"/> Pellet <input type="checkbox"/> Equipment Included						
39. Location #2 <u>main floor living</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Last Used:
<input checked="" type="checkbox"/> Chimney <input type="checkbox"/> Insert <input type="checkbox"/> Gas Logs <input checked="" type="checkbox"/> Gas Starter						Last Cleaned/Service
<input type="checkbox"/> Electric Log <input type="checkbox"/> Recirculating <input type="checkbox"/> Screen						<u>never</u>
<input checked="" type="checkbox"/> Woodburning <input type="checkbox"/> Pellet <input type="checkbox"/> Equipment Included						
40. Any problems or damage to fireplace or chimney? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown						
Additional Comments on #38-40: _____						

	Working	NOT Working	Don't Know	
Heating & Cooling Systems				
41. Heating System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Year Installed: <u>4/- 2017</u>
Type: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Natural Gas				Last Serviced: <u>5/2024</u>
<input type="checkbox"/> Propane <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Other _____				Serviced By: <u>Calahnest</u>
System features: <u>Check all that apply</u>				Comments:
<input checked="" type="checkbox"/> 2+ Systems <input type="checkbox"/> Baseboard <input type="checkbox"/> Central Electric				
<input type="checkbox"/> Central Gas <input type="checkbox"/> Floor Furnace <input type="checkbox"/> Other _____				
<input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Add On <input type="checkbox"/> Air to Air <input type="checkbox"/> Water to Air <input type="checkbox"/> Gravity <input type="checkbox"/> Solar				
<input type="checkbox"/> Hot Water/Steam Heat <input type="checkbox"/> Mini-Split <input type="checkbox"/> Radiant Floor Heat				
<input type="checkbox"/> Space Heater <input type="checkbox"/> Wall <input type="checkbox"/> Window Unit				
<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Propane-OWN TANK <input type="checkbox"/> Propane-RENTED TANK				
42. Cooling System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Year Installed: <u>4/- 2017</u>
Type: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Natural Gas				Last Serviced: <u>5/2024</u>
<input type="checkbox"/> Window <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Other _____				Serviced By: <u>Calahnest</u>
System features: <u>Check all that apply</u>				Comments:
<input type="checkbox"/> 2+ Systems <input type="checkbox"/> Attic Fan <input checked="" type="checkbox"/> Central				
<input checked="" type="checkbox"/> Ducted <input checked="" type="checkbox"/> Whole House Fan				
<input type="checkbox"/> Heat Pump <input type="checkbox"/> Add on <input type="checkbox"/> Air to Air <input type="checkbox"/> Water to Air				
<input type="checkbox"/> Mini-split <input type="checkbox"/> Water cooled				
43. When was ductwork last cleaned? <u>unknown</u>				
44. Any rooms without heat or cooling? <u>NO (except 3 seasons down)</u>				Location:
Electrical				
45. Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Year Updated: <u>original</u>
Type: <input checked="" type="checkbox"/> Cooper <input type="checkbox"/> Aluminum <input type="checkbox"/> Unknown				Panel Location: <u>basement</u>
<input checked="" type="checkbox"/> Breaker <input type="checkbox"/> Fuse <input type="checkbox"/> Unknown				Panel Total Amps: <u>200</u>
System features:				Comments:
<input checked="" type="checkbox"/> 220 Volt <input type="checkbox"/> Electric car charging equip				
46. Any exposed wiring present in any structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unkn				Explain:
Plumbing, Sewage and Water				
47. Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Age: <u>2022 water heater</u>
Type: <input checked="" type="checkbox"/> Tank <input type="checkbox"/> Tankless				Shut-off Location: <u>basement closet</u>
Type: <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Propane				If Well, Location: <u>basement closet</u>
48. Water Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Type: <input checked="" type="checkbox"/> City <input type="checkbox"/> Community <input type="checkbox"/> Rural				
<input checked="" type="checkbox"/> Well <input type="checkbox"/> Irrigation Well <input type="checkbox"/> Other _____				
If Well, Type:				Diameter: <u>unknown</u>
System Features:				Depth: _____
<input type="checkbox"/> Well - 1 <input type="checkbox"/> Well - 2+ <input checked="" type="checkbox"/> Pex				Age: _____
<input checked="" type="checkbox"/> Manibloc <input type="checkbox"/> CPVC <input type="checkbox"/> Copper				Date Last Tested: _____
<input type="checkbox"/> Galvanized <input type="checkbox"/> Water Treatment System				Last Serviced: <u>Who/When:</u>
49. Sewage Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of Septic System:
Type: <input type="checkbox"/> City <input type="checkbox"/> Community <input type="checkbox"/> Septic Tank/Laterals				
<input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Other _____				Location of Cleanout:
System Features:				
<input type="checkbox"/> Septic Tank- 1 <input type="checkbox"/> Septic Tank-2+ <input type="checkbox"/> Pex				
<input type="checkbox"/> Grinder Pump <input type="checkbox"/> Cesspool <input type="checkbox"/> Enhanced System				
<input checked="" type="checkbox"/> Sewer Lift <input checked="" type="checkbox"/> Sump Pump <input type="checkbox"/> Sewage Pump				
<input type="checkbox"/> Basement Drain Tiles <input type="checkbox"/> Other _____				
50. Are you aware of any problems relating to heating, cooling, electrical, plumbing, sewage or water systems?				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Explain: _____				
51. Provide any additional information on upgrades, enhancements, or improvements to the Property that have been done that you would like to highlight as it relates to the equipment and systems on the Property.				
<u>new since acquisition in 2021: windows, siding, exterior doors, garage doors, garage door openers, hot water heater, water softener, pellet stove, security system, all light fixtures, all outlets, all switches, all door hardware, main floor flooring, new decks and landscaping, new water service line from road.</u>				

Part 4. ROOF AND STRUCTURE:

Roofing Type: ☒ Architectural ☐ Asphalt/Built-up/Flat ☒ Class IV/Impact Resistant ☐ Composition ☐ Concrete
☐ Metal ☐ Slate ☐ Tar & Gravel ☐ Tile ☐ Wood/Shake

Basement/Foundation Type/Characteristics:

☒ Full Basement ☐ Partial Basement ☐ Brick ☐ Cellar ☐ Cinder Block
☐ Concrete Slab ☐ Crawl Space ☐ Exterior Entrance ☒ Interior Entrance ☒ Fin. Sq. Ft. - FULL
☐ Fin. Sq. Ft. - Partial ☒ Poured Concrete ☐ View Out ☒ Walk Out ☒ Daylite
☐ Drain Tiles ☐ Tile ☐ Stone

1. What is the approximate age of the roof? 11-14 years ☐ Unknown
2. Has there been any leaking or other problems with the roof, flashing, or rain gutters? ☐ Yes ☒ No ☐ Unknown
 If Yes, when was the date of the last occurrence? _____
3. Have there been any repairs to the roof, flashing or rain gutters? ☐ Yes ☒ No ☐ Unknown
 If Yes, please provide the date of the repairs: _____
4. Has there been any roof replacement? ☒ Yes ☐ No ☐ Unknown
 If Yes, was the replacement ☒ complete or ☐ partial? Date Completed: 11-14 yrs
5. How many layers of roofing materials are currently on the roof (if known)? 1
6. Does the roof have sheeted decking? ☒ Yes ☐ No ☐ Unknown
7. Has there ever been leakage/seepage in the basement or crawl space? ☐ Yes ☒ No ☐ Unknown
8. Has there been any damage to the Property due to fire, flood or wind? ☐ Yes ☒ No ☐ Unknown
9. Have you made any homeowners' insurance claims on the Property? ☒ Yes ☐ No
 If Yes, were all the claims addressed with repairs? Explain below: _____
10. Are there any windows or doors that leak or have broken thermopane seals? ☐ Yes ☒ No ☐ Unknown
11. Are there any windows or doors that are inoperable, incomplete, or broken? ☐ Yes ☒ No ☐ Unknown
12. Are there any structural problems with the Property? ☐ Yes ☒ No ☐ Unknown
13. Is any exterior wall covering of the structure covered with synthetic stucco? ☐ Yes ☒ No ☐ Unknown
 If Yes, are you aware of any adverse conditions with the exterior wall covering? ☐ Yes ☐ No
 If Yes, has there been an inspection to determine if the structure has excessive moisture accumulation? ☐ Yes ☐ No
14. Have you ever experienced or are you aware of any:
 Movement, shifting, deterioration or other problems with the crawl space, foundations, slab or walls? ☐ Yes ☒ No
 Cracks or flaws in the basement floor, ceilings, concrete slab, crawl space, foundations or garage? ☐ Yes ☒ No
 Corrective action taken to remedy these structural conditions, including but not limited to bracing or piercing? ☐ Yes ☐ No
 Water leakage or dampness in the Property, crawl space or basement? ☐ Yes ☒ No
 Dry rot, wood rot or similar conditions on the wood of the Property? ☐ Yes ☒ No
 Problems with decks, driveways, fences, patios or retaining walls on the Property? ☐ Yes ☒ No
15. Are you aware of any termites, wood destroying insects, or other pests on the Property? ☐ Yes ☒ No
16. Any knowledge of any damage to the Property caused by termites, wood infestation or other pests? ☐ Yes ☒ No
17. Any termite, wood destroying insects or other pest control treatments on the Property? ☐ Yes ☒ No
 If Yes, list company, when and where treated? _____
18. Any current warranty, bait stations or other treatment coverage by a licensed pest control company on the Property? ☐ Yes ☒ No
☐ The treatment system stays with the Property.
 The annual renewal cost is \$ _____; renewal date is _____.
19. Are you aware of any active infestation of bed bugs or has Property been treated for bed bugs in last 12 months? ☐ Yes ☒ No
20. If you have answered "yes" to any of the questions in Part 4, please attach documentation and/or explain here:

Thousands claim to repair water line from road to house. Two extra lines run to well at sometime 2024

Part 5. LAND CONDITIONS (BOUNDARIES, DRAINAGE, SOILS, ETC.):

1. Is there fencing on the Property? Agree ☒ Yes ☐ No
 If Yes, does the fencing belong to the Property? ☒ Yes ☐ No ☐ Unknown
Fencing Type/Characteristics: ☒ Chain Link ☐ Masonry Wall ☐ Metal ☐ Partial ☐ Privacy
☐ Shared ☐ Vinyl ☐ Wire ☐ Wood ☐ Wrought Iron
2. Is the Property or any portion of the Property located in a flood zone, wetlands area or proposed to be located in such as designated by the Federal Emergency Management Agency (FEMA)? ... ☐ Yes ☒ No ☐ Unknown
3. Do you currently pay flood insurance? ☐ Yes ☒ No
4. Are you aware of any drainage or flood problems on the Property or adjacent properties? ☐ Yes ☒ No
5. Have any neighbors complained that the Property causes drainage problems? ☐ Yes ☒ No
6. Has the Property had a stake survey? (If Yes, please attach a copy of the stake survey.) ☐ Yes ☒ No no map avail YES in 2021
7. Are the boundaries of the Property marked in any way? ☐ Yes ☐ No ☒ Unknown
8. Are you aware of any encroachments, boundary line disputes or non-utility easements affecting the Property? ☐ Yes ☒ No
9. Are there any features of the Property shared in common with adjoining landowners, such as walls, fences, utilities, roads, driveways, shrubs, or trees? ☐ Yes ☒ No ☐ Unknown
 If Yes, is the Property owner responsible for the maintenance of any such shared features? ... ☐ Yes ☐ No
10. Are you aware 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 vicinity of the Property? ☐ Yes ☒ No
11. Are you aware of any diseased, dead or damaged trees or shrubs on the Property? ☐ Yes ☒ No ☐ Unknown
12. Any gas/oil wells, lines or storage facilities on the Property or adjacent property? ☒ Yes ☐ No ☐ Unknown
13. Any gas/oil leases, mineral, or water rights tied to the Property ☐ Yes ☐ No ☒ Unknown
14. If you have answered "Yes" to any of the questions in Part 5, please attach documentation and/or explain here:

Property is adjacent to southern star gas training center
and the property to the west of the training
center is southern star gas - great neighbors

Part 6. HAZARDOUS CONDITIONS:

1. Are you aware of any underground storage tanks on or near this Property? ☐ Yes ☒ No
2. Are you aware of any previous or current existence of hazardous conditions on the Property (e.g., storage tanks, oil tanks, oil spills, tires, batteries or other hazardous conditions)? ☐ Yes ☒ No
3. Are you in possession of any previous environmental reports (e.g., Phase 1 Environmental Reports)? .. ☐ Yes ☒ No
 If Yes, please attach a copy of the environmental reports.
4. Are you aware of the previous disposal of any hazardous waste products, chemicals, polychlorinated biphenyls (PCBs), hydraulic fluids, solvents, paints, illegal or other drugs or insulation on the Property? ☐ Yes ☒ No
5. Are you aware of any environmental matters (discoloration of soil or vegetation or oil sheers in wet areas)? .. ☐ Yes ☒ No
6. Are you aware of any existing hazardous conditions on the Property or adjacent properties (e.g., methane gas, radon gas, methamphetamine production, radioactive material, landfill or toxic materials)? ☐ Yes ☒ No
7. Are you aware of any methamphetamine or other controlled substances being manufactured, stored or used on the Property? ☐ Yes ☒ No
8. Are you aware of any natural gas/oil wells, lines or storage facilities on the Property? only for house ☐ Yes ☒ No
9. Are you aware of any asbestos on the Property? ☐ Yes ☒ No
10. Are you aware of any mold on the Property? ☐ Yes ☒ No
11. Are you aware of any other environmental conditions on the Property? ☐ Yes ☒ No
12. Have any other environmental inspections or tests been conducted on the Property? ☐ Yes ☒ No
13. If you have answered "Yes" to any of the questions in Part 6, please attach documentation and/or explain here:

Part 7. NEIGHBORHOOD INFORMATION AND HOMEOWNERS' ASSOCIATIONS:

1. Are you aware of any current/pending assessments, bonds or special taxes that apply to the Property?.....[] Yes ☒ No
2. Is the Property subject to conditions, covenants or restrictions of a homeowners' association, common interest community or subdivision restrictions? (If no, skip to #3)[] Yes ☒ No
 - A. Are you aware of any violations of such conditions, covenants or restrictions on the Property?[] Yes [] No
 - B. Does the homeowners' association impose a transfer fee upon the sale of Property? ... [] Yes [] No [] Unkn
 - C. Are you aware of any damage, defect, proposed change or problem with any common areas or elements? [] Yes [] No
 - D. Are you aware of any condition or claim that may result in a change to the assessments or fees? [] Yes [] No
 - E. Homeowner Association dues are paid in full until _____ in the amount of \$_____ payable
[] Yearly [] Semi-Annually [] Quarterly [] Monthly to (Company Info) _____
3. Are the streets privately owned? [] Yes ☒ No
4. Is the Property in a conservation, historic or special review district that requires any alterations or improvements to the Property to be approved by a board, commission or panel? [] Yes ☒ No
5. Is the Property subject to a tax abatement? [] Yes ☒ No
6. Is the Property subject to a right of first refusal? [] Yes ☒ No
7. Is high speed internet available? wireless and cellular (T-Mobile) [] Yes [] No
8. If you have answered "Yes" to any of the questions in Part 7, please attach documentation and/or explain here:

Part 8. OTHER MATTERS:

Are you aware of:

1. Any violation of zoning, setbacks or restrictions or of a non-conforming use on the Property? [] Yes ☒ No
2. Any violation of laws or regulations affecting the Property? [] Yes ☒ No
3. Any existing or threatened legal action pertaining to the Property? [] Yes ☒ No
4. Any litigation or settlement pertaining to the Property? [] Yes ☒ No
5. Any current or future special assessments pertaining to the Property? [] Yes ☒ No
6. Any other conditions that may materially and adversely affect the value or desirability of the Property? [] Yes ☒ No
7. Any other condition that may prevent you from completing the sale of the Property? [] Yes ☒ No
8. Any burial grounds on the Property? [] Yes ☒ No
9. Any leases on the Property? (If Yes, attach copy of agreements & describe rights & obligations for vacating.) [] Yes ☒ No
10. Any easements or leases on the Property regarding wind energy? (If Yes, attach a copy of agreement.) ... [] Yes ☒ No
11. Any public authority contemplating condemnation proceedings? [] Yes ☒ No
12. Any government rule limiting the future use of the Property other than existing zoning regulations? ... [] Yes ☒ No
13. Any government plans or discussion of public projects that could lead to the formation of a special benefit assessment district covering the Property or any portion of the Property? [] Yes ☒ No
14. Any interest in all or part of the Property that has been reserved by the previous owner or government action? [] Yes ☒ No
15. Any unrecorded interests affecting the Property? [] Yes ☒ No
16. Anything that would interfere in passing clear title to the BUYER? [] Yes ☒ No
17. Were any pets and/or other animals permitted in and/or on the Property? ☒ Yes [] No
If Yes, What Kind? dog, # Of Each 1; where permitted everywhere
18. Has the Property been smoked in? ☒ No [] Yes, currently [] Yes, previously [] Unknown
19. Events, such as murders, suicides, ghosts, that could make the Property psychologically impaired? [] Yes ☒ No
20. Are you aware of any additions, structural changes, or other material alterations to the Property? [] Yes ☒ No
21. If yes, were all necessary permits and approvals obtained, and was all work in code compliance? [] Yes [] No
22. Utility providers: Electric Evergy Gas City of Houston
Water City of Houston Trash Nisley
Internet T-Mobile home internet Security Ring
23. If you have answered "Yes" to any of the questions in Part 8, please attach documentation and/or explain here:

Part 9. ACKNOWLEDGEMENT AND AGREEMENT:

CAREFULLY READ THE TERMS OF THIS STATEMENT BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

SELLER'S ACKNOWLEDGEMENT:

1. SELLER acknowledges that to the best of their knowledge, information and belief, the information set forth in the foregoing Disclosure Statement is accurate and complete as of the date signed.
2. The SELLER has provided all the information contained in Disclosure and the Broker/Licensee has not prepared, nor assisted in the preparation of this Disclosure.
3. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind.
4. SELLER hereby authorizes the listing broker to provide copies of this Disclosure to prospective buyers and other real estate brokers and agents.
5. The SELLER hereby indemnifies, holds harmless and releases all Brokers/Licensees involved in the sale of the Property from liability, claims, loss, cost, or damage in connection with the information contained in this Disclosure.

AuthentiSIGN
Aaron J Valentine 04/22/25

AuthentiSIGN

Linda K Valentine 04/22/25

SELLER	DATE

BUYER'S ACKNOWLEDGEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or agent(s) concerning the condition or value of the Property. I agree to verify any of the information, and any other important information provided by SELLER or Broker(s) by an independent investigation of my own. I have been specifically advised to have the Property examined by professional inspectors.
3. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
4. I specifically represent there are no important representations concerning the condition or value of Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.
5. BUYER hereby indemnifies, holds harmless and releases all Brokers/Licensees involved in the sale of the Property from liability, claims, loss, cost, or damage in connection with the information contained in this Disclosure.

BUYER _____ DATE _____

BUYER _____ DATE _____

Approved by Legal Counsel of Mid-Kansas Multiple Listing Service, Inc. and Prairie Land REALTORS®, Inc. for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law, or that its use is appropriate for all situations. Local laws, customs, and practices and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised October 2023.

Real Estate Information



This database was last updated on 4/2/2025 at 4:44 PM

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Parcel Details for 040-033-08-0-00-01-012.00-0

[View GIS Map](#) | [View Tax Detail](#)

Page 1 of 1



Owner Information	Property Address
Owner's Name: VALENTINE, AARON J Mailing Address: 7432 W Dutch Ave Hesston, KS 67062-9231	Address: 7432 W Dutch Ave Hesston, KS 67062
General Property Information	Deed Information
Property Class: Residential - R Living Units: 1 Zoning: Neighborhood: 192 Taxing Unit: 003	Document Document Link #
Neighborhood / Tract Information	
Neighborhood: 192 Tract: Section: 08 Township: 22 Range: 01W Tract Description: S08, T22, R01W, ACRES 10.65, BEG SW COR E1/2 SE1/4, N860(S), NELY580(S), S860(S), W578 TO POB, LESS ROW Acres: 10.65 Market Acres: 10.65	
Land Based Classification System	
Function: Single family residence (detached) Activity: Household activities Ownership: Private-fee simple Site: Developed site - with buildings	

Property Factors

Topography:	Level - 1	Parking Type:	Off Street - 1
Utilities:	Well - 5; Septic - 6; Gas - 7	Parking Quantity:	Adequate - 2
Access:	Paved Road - 1	Parking Proximity:	On Site - 3
Fronting:	Secondary Street - 3	Parking Covered:	
Location:	Neighborhood or Spot - 6	Parking Uncovered:	

Appraised Values

Tax Year	Property Class	Land	Building	Total
2025	Residential - R	80,840	629,950	710,790
2024	Residential - R	74,840	578,510	653,350

Market Land Information

Type	Method	Area or Acres	Eff. Frontage	Eff. Depth	Est. Value
Regular Lot - 1	Acre	10.00			00
Influence #1:		Influence #2:	Influence Override:		
Factor:		Factor:	Depth Factor:		
Irregular Lot - 3	Acre	0.65			00
Influence #1:		Influence #2:	Influence Override:		
Factor:		Factor:	Depth Factor:		

Residential Information

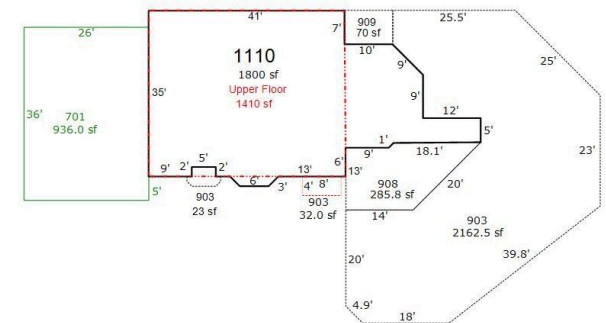
Building #: 1

Dwelling Information

Residence Type: Single-Family Residence
Quality: VG-
Year Built: 1988
Effective Year:
MS Style: 5
LBCS Structure: Detached SFR unit
of Units:
Total Living Area: 3,210
Calculated Area: 3,204
Main Floor LA: 1,800
Upper Floor LA %: 78.0
CDU: GD+
Phys / Func / Econ: GD+ / N/A / N/A
Ovr % Good / RCN: /

Component Sales Information

Architectural Style: Conventional
Basement Type: Full - 4
Total Rooms: 15
Bedrooms: 4
Family Rooms: 1
Full Baths: 6
Half Baths:
Garage Capacity:
Foundation: Concrete - 2

[View Sketch Vector](#)


Remodel:
% Complete:
Assessment Class:

MU Class #1 / %: / MU Class #2 / %: / MU Class #3 / %: /

Residential Components

Code / Description	Units	Percentage	Quality	Year
Frame, Siding, Wood		100		
Composition Shingle		100		
Total Basement Area	1,785			
Raised Subfloor	3,210			
Partition Finish Area	1,440			
Heat Pump		100		
Plumbing Fixtures	26			
Plumbing Rough-ins	1			
Single 2-Story Fireplace	1			
Automatic Floor Cover Allowance				
Wood Deck	32		AV	1992
Wood Deck	2,163		GD	1992
Garage Finish, Attached	936			
Enclosed Porch, Knee Walls w/Glass	286			
Attached Garage	936			
Enclosed Porch, Solid Walls	70		LO-	
Direct-Vented, Gas	1			
Wood Deck	23		LO	

Commercial Information [Information Not Available]

Other Building Improvement Information

Occup	MS		Quantity	Year Effective		LBCS	Dimensions				Stories	Phys		Econ	Ovr		RCN	% Good Value	
	Class	Rank		Built	Year		Area	Perim	Hgt	(L x W)		Cond	Func		Reason				
Farm Utility Building	S	AV	1	1986			5000	300	14	100 x 50	1	AV	AV		89500	23		20590	

Components

Code	Code Description	Units	Percentage %	Area	Other	Rank	Year
916	Single -Metal on Steel Frame		100				

Agricultural Information [Information Not Available]

Page 1 of 1

[This parcel record was last updated on 4/4/2025 at 6 am.](#)

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Version: 3.0.1.10 : 09/26/2024

Property Details for PID: 0400330800001012000

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0400330800001012000
Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelId=0400330800001012000
QuickRef ID :	R1250
Owner Name :	VALENTINE, AARON J
Location:	7432 W DUTCH AVE, Hesston, KS 67062
Abbreviated Boundary Description:	S08, T22, R01W, ACRES 10.65, BEG SW COR E1/2 SE1/4, N860(S), NELY580(S), S860(S), W578 TO POB, LESS ROW
Owner Information:	
Owner	VALENTINE, AARON J
Mailing Address	7432 W DUTCH AVE HESSTON, KS 67062-9231
Property Information:	
Type	Residential
Status	Active
Taxing Unit	003

Neighborhood Code	192
No Secondary Address Details found	

Market Land Details:

Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	10
Square Feet	435,600
Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	1
Square Feet	28,314

Permit Details

Number	Date	Amount	Purpose
23100	Mar 17, 1988	130000.0000	
00175	Apr 15, 2010	17000.0000	

Deed Book Page Details

Book	Page
D251	0836

Additional Deed Book Page Details

Deed Book/Page 0193/0177 0181/0363 0168/0933

Value Details

Current Final Value (Residential)	Year	2025
	Land	\$80,840.00
	Building	\$629,950.00

Current Final Value (Residential)	Total	\$710,790.00
	Year	2024
	Land	\$74,840.00
	Building	\$578,510.00
	Total	\$653,350.00

Dwelling Details

Story Height	1 1/2 Story Finished	Style	Conventional	Year Built	1988
Total Sq Ft Living Area	3204	Main Floor Living SqFt :	1800	Upper Floor Living Pct :	
Total Rooms:	15	Bedrooms:	4	Remodel Year:	
Full Baths:	6	Half Baths:	0	Basement:	Full - 4
Depreciation Rating:	GD+	Physical Condition:	GD+	Quality:	VG-

No Manufactured Home Details found

Additional Dwelling Details

Residential Component	Units	Quality	Year Built
Frame, Siding, Wood	100%		
Composition Shingle	100%		
Total Basement Area	1785		
Partition Finish Area	1440		
Heat Pump	100%		
Plumbing Fixtures	26		
Single 2-Story Fireplace	1		
Wood Deck	32	AV	1992
Wood Deck	2163	GD	1992
Enclosed Porch, Knee Walls w/Glass	286		
Attached Garage	936		
Enclosed Porch, Solid Walls	70	LO-	
Direct-Vented, Gas	1		
Wood Deck	23	LO	

Other Improvements

Type :	Quantity :	Area :	Year Built :	Quality :	Condition :
Single -Metal on Steel Frame	1	5000	1986	AV	AV

No Commercial Building Details found

No Commercial Building Section Details found

No Ag Land Details found

No Ag Building Details found

PROPERTY TAX INFORMATION


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Current Tax Information

Type RL **CAMA Number** 033 08 0 00 01 012 00 0 01 **Tax Identification** 003-00990

Owner ID VALE00011 VALENTINE, AARON J
7432 W DUTCH

67062

Subdivision **Block** **Lot(s)** **Section** 8 **Township** 22 **Range** 01
Tract 1 00990

[Tax History](#)
[Current Real Estate Detail](#)

[Print Friendly Version](#)

Year	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2024	0006550	001			0.00	6,025.77	6,025.77	6,025.77	Yes	No
2024	0006550	002		Solid Waste - Residential	0.00	18.00	18.00	18.00	Yes	No

Click on underlined tax year to see payment detail and where the tax dollars go.

* - Does not include all interest, penalties and fees.

For delinquent tax pay off amount contact Harvey County Treasurer.

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[Back To Search Criteria](#)

PROPERTY TAX INFORMATION



Harvey County

Database was last updated on 04/18/2025

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Tax Statement Details

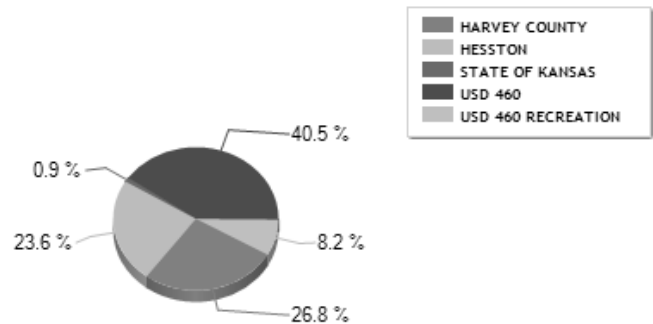
Type	CAMA Number	Tax Identification	
RL	033 08 0 00 01 012 00 0 01	003-00990	Current Taxes
Owner ID	VALE00011 VALENTINE, AARON J		Current Real Estate Detail
7432 W DUTCH		67062	
Subdivision	Block	Lot(s)	Section 8 Township22 Range 01
Tract 1 00990			Print Friendly Version

Statement # 0006550

Details

Total Assessed Value:	\$75,136.00
Total Mill Levy:	162.69200
General Tax:	\$12,051.54
Specials:	\$36.00
Total Tax:	\$12,087.54
Received To Date:	\$6,043.77
Balance:	\$6,043.77
Interest To Date:	\$0.00
Fees:	\$0.00
Total Due:	\$6,043.77

Taxes by Tax Districts



Receipt Information

Receipt #	Date	Tax Year	Tax	Int/Fee
11200	12/12/2024	2024	\$6,043.77	\$0.00

For delinquent tax pay off amount contact Harvey County Treasurer.

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[Back To Search Criteria](#)

DURR ENGINEERING, LLC

SURVEYING, PLANNING, & DEVELOPMENT
525 HOWARD STREET
HUTCHINSON, KS 67501
PHONE: 620-663-9613

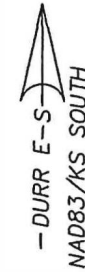
GRAPHIC SCALE

IN FEET

0 100 200 400

1" = 200'

NORTH



573.95' N87°23'19"E

POINT IN WATER

10.957 acres.

LEGEND

● PROPERTY CORNER FOUND

819.31' N0°25'11"W

841.13' S0°36'12"E

576.23'

742.00'

2634.86' S89°33'59"W

W DUTCH AVENUE

NOTES:

- 1) NO TITLE WORK PROVIDED TO SURVEYOR PRIOR TO SURVEY
- 2) SECTION CORNER TIES TO BE SENT TO COUNTY ENGINEER'S OFFICE AND KANSAS STATE HISTORICAL SOCIETY

I, DUNCAN W. DURR, DO HEREBY CERTIFY THE HEREON SURVEY TO BE A TRUE AND ACCURATE REPRESENTATION OF THE CONDITIONS FOUND ON THE DATE HEREON WRITTEN.

REGISTERED LAND SURVEYOR

CLIENT: BARTEL DRAWN: DURR PROJECT: 21038 SHEET: 1 OF: 1

A TRACT IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AS DESCRIBED IN AGREEMENT FOR PURCHASE CONTRACT DATED OCTOBER 24, 1980.

STATE: KANSAS COUNTY: HARVEY SEC: 8 TWP: 22 S R: 1 W DATE: 4/18/2021



Federal Emergency Management Agency

Washington, D.C. 20472

WEIGAND
AUCTION

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	HARVEY COUNTY, KANSAS (Unincorporated Areas)	A portion of Section 8, Township 22 South, Range 1 West, 6th P.M., as described in the Quitclaim Deed recorded as Document No. 035621, in Book 193, Pages 177 and 178, in the Office of the Register of Deeds, Harvey County, Kansas
	COMMUNITY NO.: 200585	
AFFECTED MAP PANEL	NUMBER: 20079C0064E	
	DATE: 10/6/2010	
FLOODING SOURCE: WEST EMMA CREEK TRIBUTARY		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 38.146885, -97.449372 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	7432 West Dutch Avenue	Structure (Residence)	X (unshaded)	--	1468.0 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA
ZONE A

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	7432 West Dutch Avenue	Structure (Accessory)	X (unshaded)	--	1468.6 feet	--

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 2 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ZONE A (This Additional Consideration applies to the preceding 2 Properties.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.



Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

**SCROLL
TO TOP**

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2 of 2.

WEIGAND
AUCTION

Section I. General Information

Inspection Company, Address & Phone
Elite Home Inspection Inc.
7130 W. Maple St. STE 230 #134
Wichita, KS 67209
3163025671

Company's Pest Control Business Lic. No.
302313

Date of Inspection
08/13/2024 8:00 am

Address of Property Inspected
7432 W Dutch Ave, Hesston, KS 67062

Inspector's Name, Signature & Certification, Registration, or Lic. #
EHI Cory, 302313

Structure(s) Inspected
House

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

- ☒ **A. No Visible** evidence of wood destroying insects was observed.
☐ **B. Visible** evidence of wood destroying insects was observed as follows:

- ☐ 1. Live insects (description and location): _____

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

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

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

Section III. Recommendations

- ☒ No action and/or treatment recommended: (Explain if Box B in Section II is checked) None

☒ Recommend action(s) and/or treatment(s) for the control of: None

Section IV. Obstructions and Inaccessible Areas

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

- ☒ Basement 1, 6, 12, 7, 4, 3, 8
☒ Crawlspace _____
☒ Main Level 1, 3, 4, 6, 8, 9
☒ Attic 1, 3, 4, 5, 24
☒ Garage 1, 3, 4, 7
☒ Exterior 17
☒ Porch 17
☒ Addition _____
☒ Other _____

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

- | | |
|-------------------------|-------------------------|
| 1. Fixed ceiling | 14. Cluttered condition |
| 2. Suspended ceiling | 15. Standing water |
| 3. Fixed wall covering | 16. Dense vegetation |
| 4. Floor covering | 17. Exterior siding |
| 5. Insulation | 18. Window well covers |
| 6. Cabinets or shelving | 19. Wood pile |
| 7. Stored items | 20. Snow |
| 8. Furnishings | 21. Unsafe conditions |
| 9. Appliances | 22. Rigid foam board |
| 10. No access or entry | 23. Synthetic stucco |
| 11. Limited Access | 24. Duct work, |
| 12. No access beneath | plumbing, and/or wiring |
| 13. Only visual access | 25. Spray foam |
| | insulation |
| | 26. Equipment |

Section V. Additional Comments and Attachments (these are an integral part of the report) At the time of inspection, no termites or termite infestation was visible.

Attachments None

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

X

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

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

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

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company.
For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**



Commitment Cover Page

Order Number: **3087121**Delivery Date: **04/04/2025**Property Address: **7432 W Dutch Ave, Hesston, KS 67062**

For Closing Assistance

Becky Keating
301 N. Main Street
Suite 110
Newton, KS 67114
Office: (316) 283-2750
bkeating@security1st.com

For Title Assistance

Megan Zielke
301 N. Main Street
Suite 110
Newton, KS 67114
Office: (316) 283-2750
mzielke@security1st.com

Seller/Owner

Aaron J. Valentine
Delivered via: Electronic Mail

Ordering Customer

J.P. Weigand & Sons, Inc. - Market St.
Attention: Taylor Hake
150 N. Market
Wichita, KS 67202
(316) 292-3970 (Work)
thake@weigand.com
Delivered via: Electronic Mail

Ordering Customer

J.P. Weigand & Sons, Inc. - McPherson
Attention: Kendra Kuchta
1348 N. Main St.
McPherson, KS 67460
(620) 755-3784 (Cell)
(620) 242-1168 (Work)
kendra@findyourkansashome.com
Delivered via: Electronic Mail

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Title Fee Invoice

Date:	04/04/2025	Buyer(s):	A legal entity, to be determined
Order No.:	3087121	Seller(s):	Aaron J. Valentine
Issuing Office:	Security 1st Title 301 N. Main Street Suite 110 Newton, KS 67114	Property Address:	7432 W Dutch Ave, Hesston, KS 67062

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

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

Tax Information:[003-00990](#)

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First American Title™

Commitment for Title Insurance
Kansas - 2021 v. 01.00 (07-01-2021)**ALTA COMMITMENT FOR TITLE INSURANCE**
issued by
First American Title Insurance Company**NOTICE**

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

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


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

COMMITMENT TO ISSUE POLICY

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

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

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, PresidentBy: 
Lisa W. Cornehl, Secretary

Issuing Agent: Security 1st Title, LLC

Security 1st TitleMegan Zielke
(316) 283-2750 (Work)
(316) 283-5680 (Work Fax)
mzielke@security1st.com

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First American Title™

Commitment for Title Insurance
Kansas - 2021 v. 01.00 (07-01-2021)**Transaction Identification Data for reference only:**

Issuing Agent:	Security 1st Title, LLC	Buyer:	A legal entity, to be determined
Issuing Office:	301 N. Main Street Suite 110 Newton, KS 67114	Title Contact:	Megan Zielke (316) 283-2750 (Work) (316) 283-5680 (Work Fax) mzielke@security1st.com
ALTA Universal ID:	0001176		
Loan ID Number:			
Commitment No.:	<u>KS-R3087121-2</u>		
Property Address:	7432 W Dutch Ave, Hesston, KS 67062		

SCHEDULE A**1. Commitment Date:**04/04/2025 at 7:00 AM**2. Policy to be issued:**

ALTA Owner's Policy 07-01-2021

Proposed Insured: A legal entity, to be determined

The estate or interest to be insured: Fee Simple

TBD

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

Fee Simple

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

Aaron J. Valentine

5. The Land is described as follows:

Property description set forth in Exhibit A attached hereto and made a part hereof.

Security 1st Title

By: _____

David Armagost, President

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Commitment No.: KS-R3087121-2

Exhibit A

Beginning at a point 742 feet West of the Southeast corner of the Southeast Quarter (SE/4) of Section Eight (8), Township Twenty-two (22) South, Range One (1) West of the 6th P.M., Harvey County, Kansas; thence West along the South line of said Southeast Quarter, 575.23 feet to the West line of the East half of said Southeast Quarter; thence North 0°02'21" West along said West line, a distance of 820 feet; thence North 87°53'34" East, a distance of 574.55 feet; thence South 0°07'05" East parallel with the East line of said Southeast Quarter, a distance of 841.12 feet to the place of beginning.

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**SCHEDULE B, PART I - Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, and recorded in the Public Records.

NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title, and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this commitment.

If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company and this Company will issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may be taken.

5. **We require all general taxes and special assessments for the current year, and all previous years, to be paid in full or as otherwise agreed to by the parties. County tax information is hyperlinked on the Cover Page of this Commitment. General taxes and special assessments for the Land are currently taxed as follows, subject to interest and penalties:**

Tax Year: 2024

Full Amount: \$12,087.54, Half Paid

Tax Parcel Number: 003-00990

6. File a release of Mortgage dated July 06, 2021, recorded July 08, 2021, as Book M739, Page 954, made by Aaron J. Valentine, to Peoples Bank & Trust Co., in the amount of \$517,500.00.
7. File a release of Mortgage dated May 25, 2023, recorded June 02, 2023, as Book M768, Page 28, made by Aaron J. Valentine and Linda K. Valentine, husband and wife, to Golden Plains Credit Union, in the amount of \$125,000.00.
8. **File a release of Mortgage dated August 01, 2024, recorded August 12, 2024, as Book M783, Page 933, made by Aaron J. Valentine and Linda K. Valentine, to Peoples Bank and Trust Co., in the amount of \$80,000.00.**
9. File a Warranty Deed from Aaron J. Valentine, stating marital status and joined by spouse, if any, to A legal entity, to be determined.
10. Provide this company with a properly completed and executed Owner's Affidavit.

11. Recording Information for Kansas Counties:

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

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

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

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

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

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

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

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**SCHEDULE B, PART II—Exceptions**

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

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. **General taxes and special assessments for the year 2025, and subsequent years, none now due and payable.**

NOTE: We reserve the right to amend the above exception if any taxes remain due and payable, but not delinquent, for the current tax year.

8. Roadway easement, if any, over the South 30 feet of subject property.
9. An easement for pipeline purposes, recorded as Book 166, Page 473, Misc. Records.
In favor of: Cities Service Gas Co.
10. An easement for utility purposes, recorded as Book 214, Page 351, Misc. Records.
In favor of: Harvey County, Kansas.
11. An easement for transmission lines, recorded as Book 309, Page 897, Misc. Records.
In favor of: Williams Telecommunications Co.
12. The terms and provisions contained in the document entitled "Memorandum of Co-Occupancy Agreement" filed as Book 310, Page 263, Misc. Records.
13. An easement for pipeline purposes, recorded as Book 343, Page 366, Misc. Records.
In favor of: Williams Natural Gas Company

14. Terms and provisions of the oil and gas leases executed between Diane Kay Bartel, Trustee of the Diane Kay Bartel Trust dated November 6, 1995, lessor, and J. Fred Hambright, lessee, for a primary term of three (3) years, filed June 22, 2009, recorded in Book 414, Page 995, Misc. Records and amended lease recorded in Book 416, Page 58, Misc. Records, together with all subsequent assignments and conveyances.

NOTE: If there is no production of oil and gas from all of the property covered by the above lease, if any set terms including options to renew in the lease have expired, and we are furnished with a properly executed affidavit of Non-Production, the above exception will not appear on the policy to be issued.

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

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**COMMITMENT CONDITIONS****1. DEFINITIONS**

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

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this Commitment.

5. LIMITATIONS OF LIABILITY

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

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

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

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

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

8. PRO-FORMA POLICY

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

9. CLAIMS PROCEDURES

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

10. CLASS ACTION

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

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

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Privacy Notice

Last Updated and Effective Date: December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, “First American,” “we,” “us,” or “our”) describe in our full privacy notice (“Notice”), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted (“Sites”); (2) you use our products and services (“Services”); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services (“B2B”). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a nonidentifiable form and not attempt to reidentify the information, unless required or permitted by law.

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

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

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

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

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

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not “sell” your information in the traditional sense, the definition of “sale” is broad under the CCPA that some disclosures of your information to third parties may be considered a “sale” or “sharing” for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

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

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

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

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

Changes to Our Notice We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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

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YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

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

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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PRIVACY POLICY

WHAT DOES SECURITY 1ST TITLE DO WITH YOUR PERSONAL INFORMATION?

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

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

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

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

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

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

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WIRE FRAUD ALERT

IMPORTANT! YOUR FUNDS MAY BE AT RISK

****TITLE COMPANIES DO NOT SEND WIRE INSTRUCTIONS UNLESS REQUESTED****

This Alert is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer. Realtors®, Real Estate Brokers, Title Companies, Closing Attorneys, Buyers and Sellers are targets for fraudsters to gain access to information for the purpose of wire fraud schemes. Many homebuyers have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.

A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain wiring instructions or routing information, and will request that the Buyer send funds to an account controlled by the fraudster.

Your Title Company does not require your funds to be wired. They accept certified checks. If you prefer to wire, you must contact your title company by phone to request our wire instructions. They will give them verbally or send via SECURED email. After receipt, if you receive another email or unsolicited call purporting to alter these instructions please disregard and immediately contact the title company.

*****Closing funds in the form of ACH Electronic Transfers will NOT be accepted*****

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails or other communications purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **DO NOT FORWARD** wire instructions to any other parties.
- **ALWAYS VERIFY WIRE INSTRUCTIONS**, specifically the ABA routing number and account number, by calling the party who is receiving the funds.
- **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify with a phone directory.
- **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.

ACKNOWLEDGEMENT OF RECEIPT – YOU MUST SIGN BELOW

Your signature below acknowledges receipt of this Wire Fraud Alert.

 Aaron J Valentine

Aaron J Valentine

 Linda K Valentine

Linda K Valentine

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

Weigand Auction
Broker Registration Form



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

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

☐ Agent of the Buyer

☐ Transaction Broker

☐ Designated Buyer's Agent*

*Supervising Broker acts as a Transaction Broker

Auction Property/Location: 7432 W. Dutch Ave. Hesston, KS

Auction Date: Thursday, May 29th 2025

Print Name of Company / Buying Entity (If Applicable)

Print Name of Individual Bidder

(Company, Joint Venture, Trustee Name(s)):

(individual, signing on behalf of buying entity):

Broker Participation Fee

To qualify for the three percent (3%) Broker Participation Fee, the real estate broker's properly registered buyer must be the high bidder, as well as purchase and close on the auction property registered above. The broker must hold an active real estate license in the State of Kansas and be legally eligible to participate, with no restrictions or prohibitions under the law.

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

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

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

Broker Registration Form must be received by J.P. Weigand & Sons, Inc. before buyer's first bid.

Real Estate Agent

Buyer

By: _____

By: _____

Date: _____

Date: _____

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

By: _____

Date/Time: _____