



Property Information Packet

**612 S. Maize
Wichita, KS**



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Phone 316.683.0612 • Fax 316.683.8822

Table of Contents

**PROPERTY DETAIL PAGE
SELLER'S PROPERTY DISCLOSURE
LEAD BASED PAINT ACKNOWLEDGMENT
WATER-WELL ORDINANCE
AVERAGE UTILITIES
ZONING MAP
FLOOD ZONE MAP
AERIAL
PLAT MAP
GUIDE TO AUCTION COSTS**

This Property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)® /Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium added to the high bid price to arrive at the final contract price.

Click photo to enlarge or view multi-photos.



MLS#: 326796 m **VT:** N
Status: Active
Type: Single Family OnSite Blt
Address: 612 S MAIZE
 WICHITA, KS 67209
County: Sedgwick
Area: 131
Subdivision: THE DELL ADDITION
 (Auction)
Class: Residential
Elem. School: Maize
Middle School: Maize Middle
High School: Maize
\$/TFLA-AGLA: \$0-\$0
Lot Size/SQFT: 30056
Appraisal?:
AG Bedrooms: 3
Total Bedrooms: 3
AG Full/Half Baths: 2/1
Total Baths: 2.5
AGLA: 1,920
BFA: 999
TFLA/Source: 2,919/Court House
Garage: Two Car
Original Price: \$0
Levels: One Story
Basement: Yes - Unfinished
Approx. Age: 36 - 50 Years
Year Built: 1971
Acreage Range: Not Applicable
Acreage:
Auction?: Y

General Info

Level	Room Type	Dimnsns	Floor
M	Master BR	18.5x16.2	Carpet
M	Bedroom	12.7x12.7	Carpet
M	Living Room	14.10x9.11	Carpet
M	Kitchen	16x12	Vinyl
M	Bedroom	12.10x11	Carpet
M	Family	13.11x20	Carpet
M	Dining	15.3x14.10	Carpet
B	Office	14.11x12.9	Carpet

Internet Display: Y
Comment Display: Y
Other Rooms: Family Room-Main Level, Foyer
Legal: Lot 13, Block A, The Dell Addition
Directions: Kellogg and Maize, North on Maize to property

Address Display: Y
Valuation Display: Y

Features

Appliances: Dishwasher, Disposal, Range/Oven
Basement Finish: Rec/Family Room, Game Room, Storage, Other/See Remarks
Exterior Amenities: Patio, Fence-Chain, Guttering, Irrigation Pump, Irrigation Well, Sprinkler System, Storm Door(s), Storm Windows/Ins Glass
Neighborhood Amenities:
Interior Amenities: Ceiling Fan(s), Central Vacuum, Closet-Walk-In, Fireplace Doors/Screens, Humidifier, Window Coverings-All
HOA Due Include:
Architecture: Ranch
Exterior Construction: Masonry-Stone
Lot Description: Standard
Cooling: Central, Electric, Gas
Kitchen Features: Desk, Pantry
Master Bedroom:
Laundry: Main Floor, Separate Room, Gas Hookup, 220-Electric
Basement/Foundation: Full
Ownership: Individual
Warranty: No Warranty Provided
Property Condition Rpt: N
Flood Insurance: Unknown
Roof: Composition
Frontage:
Heating: Heat Pump, Gas, Electric
Fireplace: One, Family Room, Wood burning, Gas Starter Eating Space in Kitchen, Formal, Kitchen/Dining Combo, Living/Dining Combo
Dining Area:
Utilities: Sewer, Natural Gas, Public Water
Garage: Attached
Possession: At Closing
Documents:
Proposed Financing:

Taxes & Financing

Assumable: N **General Taxes:** \$2,827.28 **General Tax Year:** 2010
Yearly Specials: \$5.70 **Total Specials:** \$5.70 **Currently Rented?:** N
Yearly HOA Dues: **HOA Initiation Fee:** **Earnest Money:** MCCURDY AUCTION LLC TRUST
HBBP Company: **Rental Amount:**

Auction Info

Auction?:	Y	Type of Auction Sale:	Reserve	Method of Auction:	Live Only	Auction Offering:	Real Estate Only
Auction Location:	ONSITE			Auction Date:	09/17/2011	Auction Start Time:	11:30 AM
1-Open for Preview?:	Y	1-Open/Preview Date:	09/17/2011	1-Open Start Time:	10:30 AM	1-Open End Time:	11:30 AM
2-Open for Preview?:		2-Open/Preview Date:		2-Open Start Time:		2-Open End Time:	
3-Open for Preview?:		3-Open/Preview Date:		3-Open Start Time:		3-Open End Time:	
Broker Registration Req.?:	Y	Broker Registartion	5 PM PRIOR BUSINESS	Buyer	Y	Premium	10 %

Earnest Money?:	Y	Deadline:	DAY	Premium?:		Amount:	
Terms of Sale:		Earnest amount	5000				
Personal Property:		%/\$:					

Comments

Public Remarks: ONSITE REAL ESTATE AUCTION 09/17/2011 @ 11:30 AM. This spacious 3+BR, 2-BA home is on a large lot and has tons of updates. The home features a new roof (2006), new windows and sliding glass door with transferable lifetime warranty (2007), new patio, sprinkler system, chain fenced backyard, finished basement, CH/CA, ceiling fans, formal dining room, beautiful stone fireplace and main-floor family room. Basement has office, rec room, game room and lots of storage space. This property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his(her) agent(s). It is incumbent upon the buyer(s) to exercise his(her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s) / Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. There will be a 10% Buyers Premium added to the high bid price to arrive at the final contract price. This property will be open for previewing one hour prior to the real estate auction or by scheduled appointment. The earnest money amount due at the auction from the high bidder is \$5,000.

MLS#: 326796

--Information deemed reliable but not guaranteed--Copyright: 2011 by the South Central Kansas MLS, Inc.

Prepared by KENDRA GIDEON of McCurdy Auction, LLC on 8/18/2011 10:59:31 AM

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

Property Address: 612 S. Maize, Wichita, KS Date of Purchase: _____
Seller(s): _____

This report serves a dual purpose, to disclose property condition and to indicate items the Seller intends to leave in the home which will be transferred to the Buyer pursuant to the purchase contract, and it will be made a part of the purchase contract. Please be as complete and accurate as possible. Attach additional sheets if space is insufficient for all applicable comments. Seller acknowledges and understands that the Broker(s) and potential buyer of the property will rely upon the accuracy of facts and opinions set forth in this disclosure.

PART I - Indicate the condition of the following items by marking the appropriate box. Check only one box for each item.							
None/ Does Not Transfer to Buyer	TRANSFERS TO BUYER			None/ Does Not Transfer to Buyer	TRANSFERS TO BUYER		
	Working	Not Working			Working	Not Working	
		Don't Know	Don't Know			Don't Know	Don't Know

APPLIANCES

Central Vac	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oven/Range	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receiver(s) & Remotes #	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Vent Hood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ELECTRICAL SYSTEMS

Elec Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/Fire Detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inside Telephone Wiring/				
Door Bell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blocks/Jacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable TV Wiring/Jacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vent Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remote Control(s) # <u>2</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Switches/Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Own <input type="checkbox"/> Rent/Financed Co _____					Service Panel Total Amps _____				
Comments: _____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DRAINAGE/SEWAGE SYSTEMS Part I (See Part II also)

Sewage System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Seller's Initials Sp

Buyer's Initials _____

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

	TRANSFERS TO BUYER					TRANSFERS TO BUYER			
	None/ Does Not Transfer to Buyer	Not Working	Don't Know			None/ Does Not Transfer to Buyer	Not Working	Don't Know	

HEATING AND COOLING SYSTEMS

Humidifier ☐ ☒ ☐ ☐
 Solar Equipment ☒ ☐ ☐ ☐
 Whole House/
 Attic Fan ☒ ☐ ☐ ☐
 Window/Wall AC ☒ ☐ ☐ ☐
 Gas Log Lighter ☐ ☒ ☐ ☐
 Propane Tank ☒ ☐ ☐ ☐

☐ Own ☐ Rent Co. _____
 Comments: _____

Cooling System ☐ ☐ ☐ ☐
 Type central Age _____
 Heating System ☐ ☐ ☐ ☐
 Type central Age _____
 Fireplace ☐ ☒ ☐ ☐
 Fireplace Insert ☒ ☐ ☐ ☐
 Woodburning Stove ☒ ☐ ☐ ☐
 Date ☐ Fireplace ☐ wood stove ☐ chimney ☐ flue
 was last cleaned DONT know
 Other _____ ☐ ☐ ☐ ☐
 Other _____ ☐ ☐ ☐ ☐

WATER SYSTEMS Part I (See Part II also)

Hot Tub/Spa ☒ ☐ ☐ ☐
 Pool/Equipment ☒ ☐ ☐ ☐
 Water Purifier ☒ ☐ ☐ ☐
 Water Softener ☒ ☐ ☐ ☐

☐ Own ☐ Rent Co. _____
 Comments: _____

Plumbing ☐ ☐ ☐ ☐
 Type _____
 Water Heater ☐ ☒ ☐ ☐
 Type/Size Gas 82gal Age 2yrs
 Underground Sprinkler ☐ ☒ ☐ ☐
 Has approved backflow device been installed? NO
 Date last tested/inspected NOT ON CHY WTR
 Other _____ ☐ ☐ ☐ ☐

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

Yes No Don't
Know

WATER SYSTEMS (Part II)

☒ ☐ Is the property connected to a public water system?
 If yes, ☒ City Water ☐ Rural Water Transfer Fee \$ _____ District _____
☒ ☐ Is the property connected to a private water system?
 If yes, ☐ Drinking Well ☒ Irrigation Well
 Location Sprinkler sys Depth _____ Type _____
 Location _____ Depth _____ Type _____
 Has water ever shown test results of contamination? ☒ No ☐ Yes (explain below)
☐ ☐ ☒ Are there any abandoned ☐ cisterns or ☐ unplugged wells?
 Comments _____

Seller's Initials Sjc _____

Buyer's Initials _____

Part II – Answer questions to the best of your (Seller's) knowledge. Specify relevant details in comments line.

Yes No Don't Know

DRAINAGE/SEWAGE SYSTEMS (Part II)

- ☒ ☐ Is property connected to a public sewer system? If yes, no explanation is required.
- ☐ ☒ Is property connected to a septic system? Date last pumped _____
 Tank size _____ Location _____ # feet laterals _____
 # feet infiltrators _____ Location _____
- ☐ ☒ Is the property connected to a lagoon system? Location _____
- ☐ ☒ Is the property connected to some other type of waste disposal system? Explain below.
- ☐ ☒ To your knowledge, is there any problem relating to the waste disposal system?
- ☐ ☐ ☒ Is the property located in a subdivision with a master drainage plan?
 If so, is the property in compliance?
- ☐ ☒ Has the property ever had a drainage problem during your ownership?
- Comments _____

STRUCTURAL FOUNDATION/WALLS

- Check all that apply ☐ Basement ☐ Crawl Space ☐ Slab
- ☐ ☒ ☐ Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)?
- ☐ ☐ If yes, are you aware of any adverse conditions (explain below)?
- To your knowledge, indicate any past or present:*
- ☐ ☒ Movement, shifting, deterioration or other problems with walls or foundation?
- ☐ ☒ Cracks or flaws in the walls, floors, or foundation?
- ☐ ☒ Problems with driveways, walkways, patios, retaining walls, party walls?
- ☐ ☒ Problems with operation of windows or doors, or broken seals?
- ☐ ☒ Repairs to items in this section?
- ☐ ☐ Are there any transferable warranties (explain below)?
- Comments _____

ROOF/INSULATION

- Age 5 yrs Type Composition
- ☐ ☒ To your knowledge, are there any ☐ past or ☐ present roof leaks?
- ☐ ☐ Has the roof been ☒ replaced or ☐ repaired during your ownership?
- ☐ ☐ Are there any transferable warranties?
- ☐ ☒ Do you know of any problems with roof or rain gutters?
- ☐ ☐ ☐ Insulation in (circle all that apply): YN DK ceiling/attic YN DK walls YN DK floors
- Comments _____

HOMEOWNER'S ASSOCIATION

- ☒ ☐ ☐ Is the property subject to rules or regulations of any homeowner's association?
- Comments THE DELL

Annual Dues \$ NA Initiation Fee \$ NA

- ☐ ☒ To your knowledge, are there any problems relating to any common area?

Seller's Initials SG

Buyer's Initials _____

- ☐ ☒ Have you been notified of any condition which may result in an increase in assessment?
Comments _____
- ☒ ☐ ☐ Are there any restrictive covenants?
Comments PER Covenant of The DEU

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

**Yes No Don't
Know**

TERMITES, WOOD INFESTATION, DRY ROT

- ☐ ☒ Do you have knowledge of ☐ termites, ☐ dry rot, or ☐ other wood infestation on/affecting property?
- ☐ ☒ Do you have any knowledge of any damage to the property caused by ☐ termites, ☐ wood infestation, or ☐ dry rot?
- ☐ ☒ Have there been any repairs of such damage?
- ☐ ☒ Is the property currently under termite warranty or other coverage by a licensed pest control company? Who? _____
- ☐ ☒ Have you had any termite control reports in the last five years?
Comments _____
- ☐ ☒ Have you had any termite control treatments in the last five years?
Comments _____
- ☐ ☒ Have you had any pest control reports in the last five years?
Comments _____
- ☐ ☒ Have you had any pest control treatments in the last five years?
Comments _____

BOUNDARIES/LAND

- ☐ ☒ Have you had a survey of your property?
- ☐ ☒ ☐ Are the boundaries of your property marked in any way?
- ☐ ☒ ☐ Is there any fencing on the boundary(ies) of the property?
- ☐ ☐ ☐ If yes, does the fencing belong to the property?
- ☐ ☒ ☐ To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
- ☐ ☒ To your knowledge, is any portion of the property located in a federally designated flood plain or wetlands area?
- ☐ ☒ Do you currently pay flood insurance?
- ☐ ☒ ☐ Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways (explain below)?
- ☐ ☒ ☐ Is the property owner responsible for maintenance of any such shared feature?
- ☐ ☒ Do you know of any ☐ expansive soil, ☐ fill dirt, ☐ sliding, ☐ settling, ☐ earth movement, ☐ upheaval, or ☐ earth stability problems that have occurred on the property or the immediate neighborhood?
Comments _____

Seller's Initials SJC

Buyer's Initials _____

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

		Don't
Yes	No	Know

WATER INTRUSION/LEAKS

To your knowledge, indicate any past or present:

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water leakage in or around the fireplace or chimney? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water leakage around <input type="checkbox"/> windows or <input type="checkbox"/> doors? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Accumulation of water within the basement/crawl space? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Dampness within the basement/crawl space? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Repairs or other attempts to control any water/dampness in basement/crawl space? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Leaks caused by any appliance? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Leaks from any condensation drain lines, humidifier, dehumidifier, etc.? |

Comments _____

MOLD/MILDEW

According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.

To your knowledge, indicate any past or present:

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Presence of any mold/mildew in the property? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any problems created by mold or mildew for occupants of the structure during your ownership? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have you had any inspections for mold or mildew? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have you received any reports pertaining to mold or mildew on or within the structure? |

• Comments _____

ENVIRONMENTAL CONDITIONS

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

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of groundwater contamination or other environmental concerns? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Do you have any reports or records pertaining to groundwater contamination or other environmental concerns? |

To your knowledge, are any of the following substances, materials or products on the real property?

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Asbestos |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Contaminated soil or water (including drinking water) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Landfill or buried materials |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Lead-based paint (if yes, see attached disclosure) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Radon gas in house or well |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Methane gas |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Oil sheers in wet areas |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Radioactive material |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Toxic material disposal (e.g. solvents, chemicals, etc.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Underground fuel or chemical storage tanks |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | EMFs (Electro Magnetic Fields) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Gas or oil wells in area |

Seller's Initials Spe

Buyer's Initials _____

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

Yes No

- ☐ ☒ Ureaformaldehyde foam insulation (UFFI)
☐ ☐ Other _____
☐ ☒ To your knowledge, are any of the above conditions present near your property?
Comments _____

MISCELLANEOUS

To your knowledge:

- ☐ ☒ Have any structural additions, changes, or repairs been made to the property without obtaining all necessary permits and government approvals?
☐ ☒ Are there any producing or non-producing gas/oil wells on the property or adjacent property?
☐ ☒ Is there any unrepaired damage due to hail, storm, wind, fire, flood, rodents, or pets?
☐ ☒ Are there any stains, tears, burns, holes, etc. in the Property that are not readily visible?
☒ ☐ Do you currently own or have you ever owned a pet in this property?
☐ ☒ Has there been any damage due to pets, including but not limited to odors, stains, etc.?
☐ ☐ • Have you had any insurance claims in the past five years?
 Were repairs made? Explain _____
☐ ☒ Is the present use of the property a non-conforming use?
☐ ☒ Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
☐ ☒ Are there any diseased or dead trees or shrubs?
☒ ☐ Do all window and door treatments stay? If no, list those that do not stay _____

☐ ☒ Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, explain.
☐ ☒ Are there any transferable warranties on appliances or remaining personal property (list below)?
Comments _____

Seller's Disclosures Concerning Special Assessments

To your knowledge:

- ☐ ☒ The Property may be subject to special assessment or similar fee or is located in an improvement district.
The Seller verifies that as of _____: the yearly amount of such special assessment or similar fee is \$ _____; the total amount of such special assessment or similar fee is \$ _____; and the final yearly installment of such special assessment or similar fee is to be paid in the year ____.

The yearly amount of such special assessment or similar fee is unknown; it is the good faith estimate of the Seller that the yearly amount of the such special assessment or similar fee is \$ _____ and that the total amount of the such special assessment or similar fee is \$ _____.

Seller's Initials SP

Buyer's Initials _____

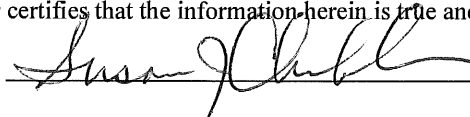
SELLER'S ACKNOWLEDGMENT

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

Seller is occupant. ☒ Y ☐ N

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.

Seller

 8/10/11
Date

Seller

Date

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

1. I have personally inspected the property. I will rely upon the inspections encouraged under my contract with Seller. Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by the Seller or any REALTORS® concerning the condition or value of the property.
2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.
3. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows: _____
4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at www.ink.org/public/kbi or by contacting the local sheriff's office.
5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by contacting the Metropolitan Area Planning Department.

Buyer

Date

Buyer

Date

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**


Property Address 612 S. Maize, Wichita, KS

Lead Warning Statement


Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

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

(a) Presence of lead-based paint and/or lead-based paint hazards (*initial one*):

 X Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing; **or**
_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(b) Records and Reports available to the Seller (*initial one*):

 X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing; **or**
_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

BUYER'S ACKNOWLEDGMENT (please complete c, d, and e below)


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

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

(e) Buyer has (*initial one*):


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

AGENT'S/LICENSEE'S ACKNOWLEDGMENT (initial below)


 (f) Agent/Licensee has informed the Seller of the Seller's obligation under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 8-3-11
Seller Date

Buyer Date

 8-3-11
Agent/Licensee Date

Agent/Licensee Date



Water Well, Lagoon & Septic Ordinance
City of Wichita & Sedgwick County

Property Address: 612 S. Maize, Wichita, KS

1. Within the *City of Wichita*, any property with any type of water well must have an inspection when the property is being transferred. The property owner is required to notify the Health Department, and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking or bathing) it must be sampled as well. An additional sample fee of \$25.00 per sample will be charged. If the well is for irrigation purposes only, the inspection must be conducted; however the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. In *Sedgwick County* (not within the city of Wichita) Code Enforcement charges fees of \$60 for wastewater inspection (Septic/Lagoon), \$50 for Water Well (Drinking/Irrigation), or \$100 for both system inspections. If a water sample is required, it is an additional \$45. Sedgwick County requires payment prior to scheduling inspections.
3. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement if they are not within 10 feet of main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.
4. All wastewater septic and lagoon systems must be inspected prior to property transfer. Prior to scheduling septic inspection, the septic tank must be pumped and inspection must be made at the same time of pumping. Please coordinate this inspection with your septic pumping company and the city/county inspector. Lagoon systems do not need pumping prior to transfer; however, an inspection by the Health Department is required.

DOES THE PROPERTY HAVE A WELL? YES X NO _____

If yes, what type? Irrigation ✓ Drinking _____ Other _____

Location of Well: Front Yard

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Owner [Signature]

8-3-11
Date

Owner _____

Date

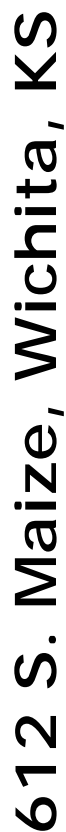


Average Utilities

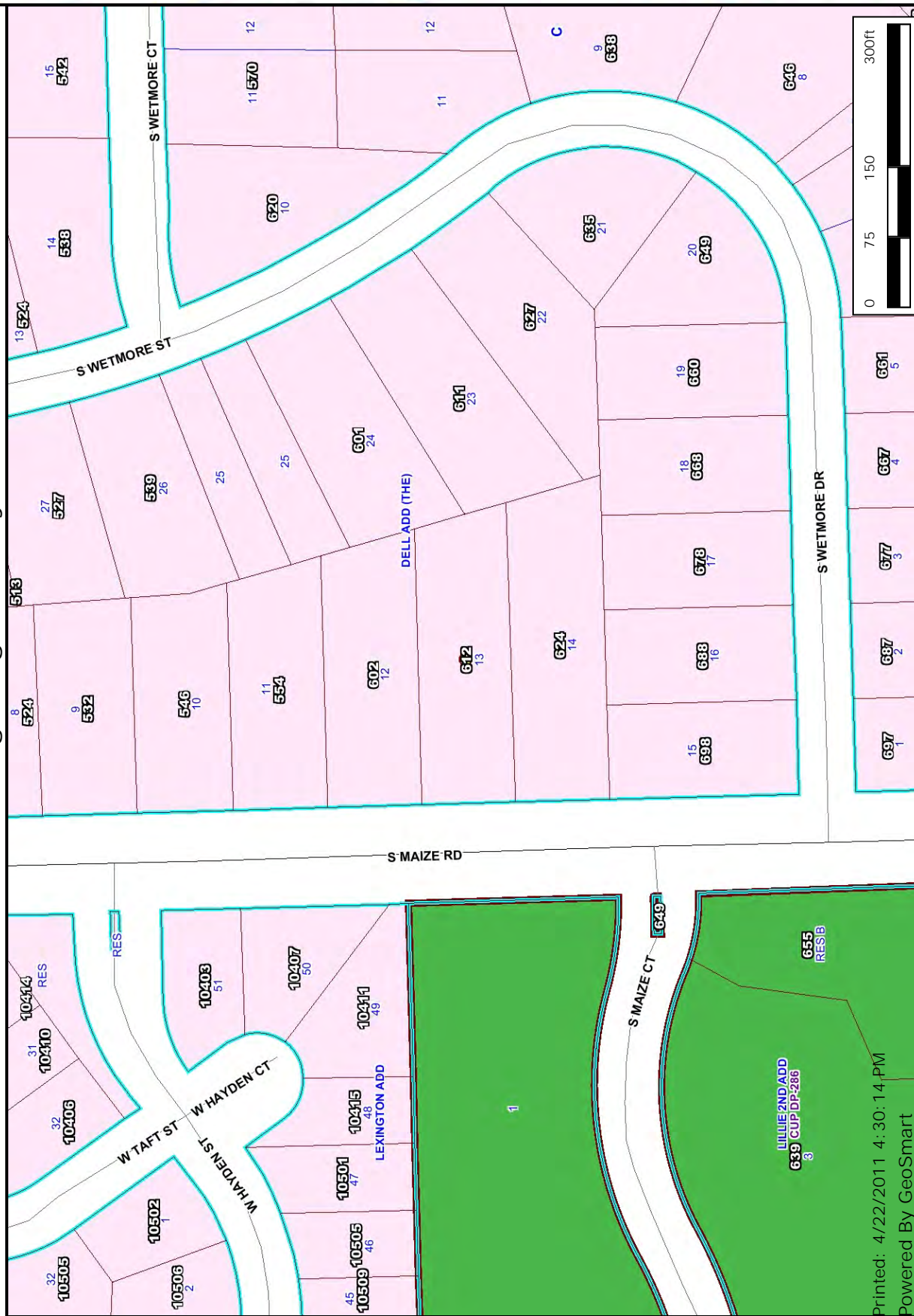
Address: _____

	Company	Amount/month
Electric:	_____	_____
Water & Sewer:	_____	_____
Gas:	_____	_____

* Information given is from sources deemed reliable but NOT guaranteed by the Sellers or the Realtors ®/Auctioneers.



Zoning-Single Family



Printed: 4/22/2011 4:30:14 PM
Powered By GeoSmart

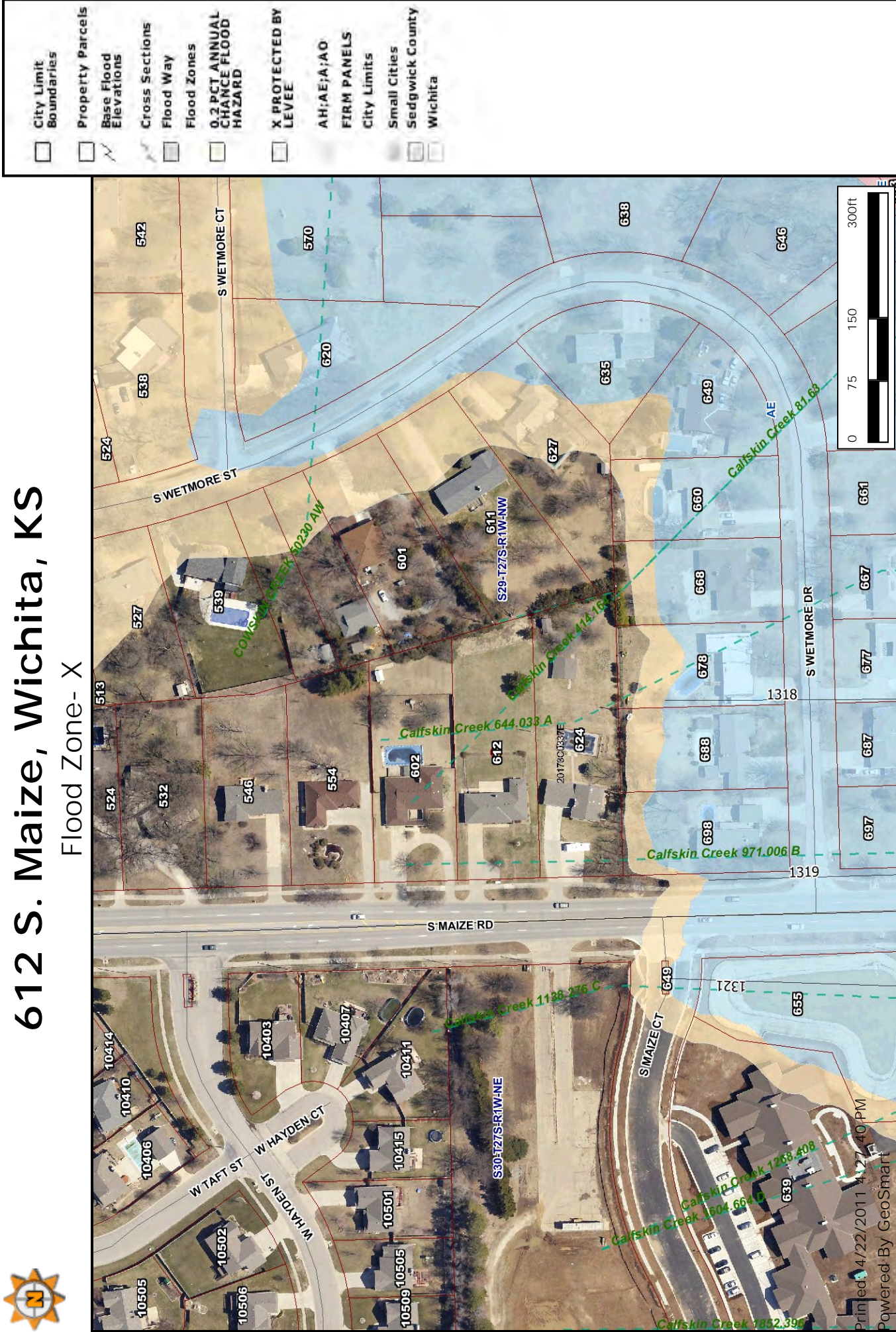
Every reasonable effort has been made to assure the accuracy of the maps and associated data provided herein. This information is provided with the understanding that the data are susceptible to a degree of error, and conclusions drawn from such information are the responsibility of the reader. The City of Wichita makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the data provided herein. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita. The City of Wichita shall assume no liability for any decisions made or actions taken or not taken by the reader in reliance upon any information or data furnished hereunder. The user should consult with the appropriate departmental staff member, e.g. Planning, Parks & Recreation, etc. to confirm the accuracy of information appearing in the visual presentations accessible through these web pages.





612 S. Maize, Wichita, KS

Flood Zone - X





29

WICHITA

612 S Maize Rd , Wichita

30

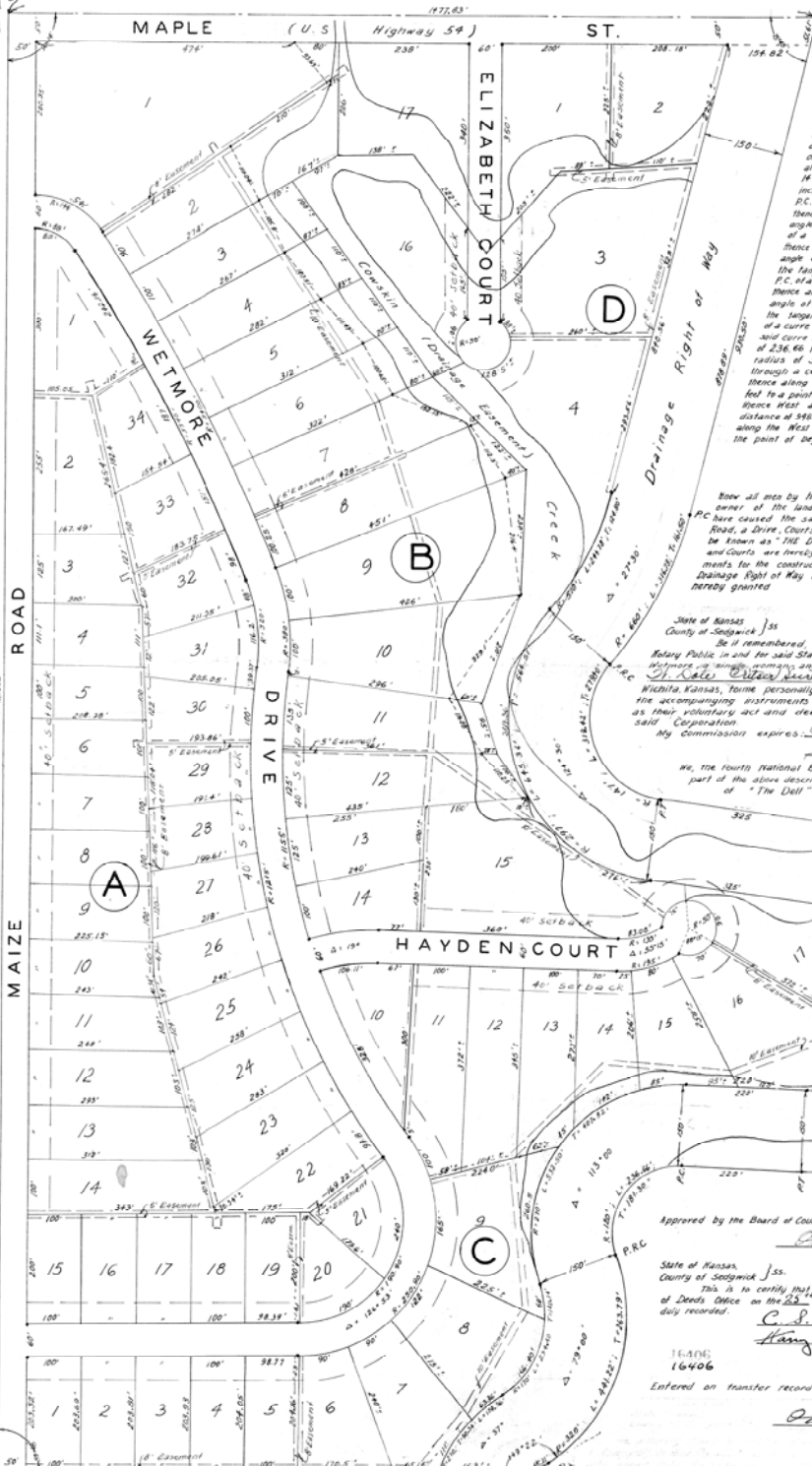
CUP DP-286

THE DELL SEDGWICK COUNTY, KANSAS

Scale 1" = 100'
• = Irons

D2-11

W 1/4 Cor. Sec. 29-Tap 27.5-1W



I, Don C. Moehring, a Civil Engineer in said State and County, do hereby certify that I have surveyed and plotted "THE DELL," Sedgwick County, Kansas, into lots, Blocks, a Road, a Drive, Courts and a Street, together with a Drainage Right of Way, the same being accurately set forth in the accompanying plat thereof, and the same being described as follows: Beginning at the NW Corner of Sec. 29-Tap 27.5-1W of the 6th PM, thence East along the North Line of said Section 29 a distance of 177.83 feet; thence in a Southerly direction at an included angle of 75°40' a distance of 330.50 feet to the P.C. of a curve to the right having a radius of 440 feet; thence along said curve to the right and through a central angle of 27°30' a distance of 336.18 feet to the P.C. of a curve to the left having a radius of 142 feet; thence along said curve to the left and through a central angle of 120°30' a distance of 309.42 feet; thence along the tangent to said curve a distance of 325 feet to the P.C. of a curve to the right having a radius of 315 feet; thence along said curve to the right and through a central angle of 126°00' a distance of 367.61 feet; thence along the tangent to said curve a distance of 220 feet to the P.C. of a curve to the left having a radius of 120 feet; thence along said curve to the left through a central angle of 113°00' a distance of 236.46 feet to the P.C. of a curve to the right having a radius of 320 feet; thence along said curve to the right and through a central angle of 79°00' a distance of 411.22 feet; thence along the tangent to said curve a distance of 45.0 feet to a point in the South Line of the NW 1/4 of said Sec. 29; thence West along the South Line of the NW 1/4 of said Sec. 29 a distance of 84.61 feet to the W 1/4 Corner of said Sec. 29; thence North along the West Line of said Sec. 29 a distance of 2645.00 feet to the point of beginning.

Don C. Moehring, C.E.
Don C. Moehring, C.E. Consulting Civil Eng.

Now all men by these presents, that I, the undersigned property owner of the land as above set forth in the Civil Engineer certificate have caused the same to be surveyed and plotted into lots, Blocks, a Road, a Drive, Courts, a Street and a Drainage Easement, the same to be known as "THE DELL," Sedgwick County, Kansas; the Road, Drive, Street and Courts are hereby dedicated to and for the use of the Public, easements for the construction and maintenance of Public Utilities and the Drainage Right of Way all as indicated on the accompanying plat are hereby granted.

James R. Gidd, Notary

State of Kansas
County of Sedgwick } ss
Be it remembered that on this 20th day of June 1953, before me, a Notary Public in and for said State and County, came *Don C. Moehring*, known to me to be the person whose name is subscribed to the foregoing plat, and he acknowledged to me that he executed the foregoing plat as his voluntary act and deed and the voluntary act and deed of said Corporation.
My Commission expires October 14-1957

Don C. Moehring, Notary Public
We, the fourth National Bank in Wichita, Kansas, mortgagee on part of the above described property, do hereby consent to the plat of "The Dell," Sedgwick County, Kansas.

James R. Gidd, Secretary

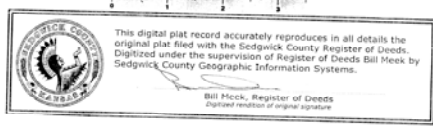
Approved by the Board of County Commissioners this 24th day of JUNE 1953
Chas. Schumacher, County Clerk

State of Kansas
County of Sedgwick } ss
This is to certify that this instrument was filed for record in the Register of Deeds Office on the 22nd day of June 1953 at 10:00 A.M. and is duly recorded.
C. S. Lukeman, Register of Deeds
Harry M. Skene, Deputy

Entered on transfer record this 25th day of JUNE 1953.
Chas. Schumacher, County Clerk

W 1/4 Cor. Sec. 29, T27.5, R1W
City Elizabeth Court 70 wagon wheel drive m480 P26S

Plat M 306 Page 36
Unrecorded Plat M 306 P. 417
ORDER FROM M 401 P24V



Guide to Auction Costs

THE SELLER CAN GENERALLY EXPECT TO PAY ...

- Half Owners Title Insurance Premium
- Half of the Closing Fee
- Real Estate Commission (If Applicable)
- Advertising Costs
- Payoff of Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment
- Any Judgements, Tax Liens, Etc. Against The Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proation for the Current Year
- Any Unpaid Homeowner Association Dues
- Rent Deposits and Prorated Rents (If Applicable)

THE BUYER CAN GENERALLY EXPECT TO PAY ...

- 10% Buyer's Premium (If Applicable)
- Half Owners Title Insurance Premium
- Half of the Closing Fee
- Lender's Title Policy Premiums (If Obtaining Financing)
- Document Preparation (If Applicable)
- Notary Fees (If Applicable)
- Recording Charges For All Documents in Buyer's Name
- Home Owners Association Transfer/Set Up Fee (If Applicable)
- All New Loan Charges (If Obtaining Financing)
- Homeowner's Insurance Premium for First Year
- All Pre-Paid Deposites for Taxes, Insurance, Pmi, Etc. (If Applicable)



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