



## Property Information Packet

---

7203 E. Chadowes St.  
Wichita, KS 67206



© Copyright 2012 McCurdy Auction, LLC  
519 N. Oliver • Wichita, Kansas 67208  
Phone 316.683.0612 • Fax 316.683.8822



## **Table of Contents**

- PROPERTY DETAIL PAGE**
- SELLERS PROPERTY DISCLOSURE**
- WATER WELL ORDINANCE**
- AVERAGE UTILITIES**
- ROOFING INSTALLATION DOCUMENTATION**
- 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#:** 339136 m VT: N  
**Status:** Active  
**Type:** Single Family OnSite Blt  
**Address:** 7203 E CHADOWES  
 WICHITA, KS 67206  
**County:** Sedgwick  
**Area:** 422  
**Subdivision:**  
**Class:** Residential  
**Elem. School:** Harris  
**Middle School:** Coleman  
**High School:** Southeast  
**\$/TFLA-AGLA:** \$0-\$0  
**Lot Size/SQFT:** 11761  
**Appraisal?:**  
**AG Bedrooms:** 3  
**Total Bedrooms:** 3  
**AG Full/Half Baths:** 2/1  
**Total Baths:** 2.5  
**Approx AGLA/Source:** 1,933/Court House  
**Approx BFA/Source:** 0/Court House  
**TFLA:** 1,933  
**Garage:** Two Car  
**Original Price:** \$0  
**Levels:** 2 Story  
**Basement:** Yes - Unfinished  
**Approx. Age:** 11 - 20 Years  
**Year Built:** 1994  
**Acreage Range:** City Lot  
**Acreage:** 0.270  
**Auction?:** Y

**General Info**

Level	Room Type	Dimnsns	Floor	Internet Display:	Address Display:
M	Master BR	17x12	Carpet	Y	Y
U	Bedroom	14x14	Carpet	Comment Display: Y	Valuation Display: Y
M	Living Room	15x11	Carpet	Other Rooms: Storage	
M	Kitchen	16x13	Tile	Legal:	
U	Bedroom	13x13	Carpet	Directions:	13th and Rock. North to Rockhill, West to Tallyrand, Northwest to Chadowes, West to home.
M	Dining	11x11	Wood Laminate		
M	Family	17.5x14.2	Carpet		

**Features**

**Appliances:** Dishwasher, Disposal, Refrigerator, Range/Oven  
**Basement Finish:** Rough-In Bath  
**Exterior Amenities:** Fence-Wood, Guttering, Satellite Dish, Sprinkler System, Storm Door(s), Storm Windows/Ins Glass  
**Neighborhood Amenities:**  
**Interior Amenities:** Ceiling Fan(s), Closet-Walk-In, Fireplace Doors/Screens, Security System, Skylight(s), Vaulted Ceiling, Window Coverings-All  
**HOA Due Include:**  
**Architecture:** Traditional  
**Exterior Construction:** Frame w/More than 50% Mas  
**Lot Description:** Standard  
**Cooling:** Central, Electric  
**Kitchen Features:** Eating Bar, Pantry  
**Master Bedroom:** Master Bdrm on Sep. Floor, Sep. Tub/Shower/Mstr Bdrm  
**Laundry:** Main Floor, 220-Electric  
**Basement/Foundation:** Partial  
**Ownership:** Individual  
**Warranty:** No Warranty Provided  
**Property Condition Rpt:** Y  
**Flood Insurance:** Unknown  
**Roof:** Composition  
**Frontage:** Paved Frontage  
**Heating:** Forced Air, Gas  
**Fireplace:** Living Room, Two Way  
**Dining Area:** Formal  
**Utilities:** Sewer, Natural Gas, Public Water  
**Garage:** Attached, Opener  
**Possession:** At Closing  
**Documents:**  
**Proposed Financing:**

**Taxes & Financing**

<b>Assumable:</b>	N	<b>General Taxes:</b>	\$2,433.35	<b>General Tax Year:</b>	2011
<b>Yearly Specials:</b>	\$5.70	<b>Total Specials:</b>	\$0.00	<b>Currently Rented?</b>	N
<b>Yearly HOA Dues:</b>		<b>HOA Initiation Fee:</b>		<b>Earnest Money:</b>	MCCURDY AUCTION LLC TRUST
<b>HBBP Company:</b>				<b>Rental Amount:</b>	\$0

**Auction Info**

<b>Auction?:</b>	Y	<b>Type of Auction Sale:</b>	Reserve	<b>Method of Auction:</b>	Live Only	<b>Auction Offering:</b>	Real Estate Only
<b>Auction Location:</b>	ONSITE			<b>Auction Date:</b>	07/28/2012	<b>Auction Start Time:</b>	3:30 PM
<b>1-Open for Preview?:</b>	Y	<b>1-Open/Preview Date:</b>	07/28/2012	<b>1-Open Start Time:</b>	2:30 PM	<b>1-Open End Time:</b>	3:30 PM
<b>2-Open for Preview?:</b>		<b>2-Open/Preview Date:</b>		<b>2-Open Start Time:</b>		<b>2-Open End Time:</b>	
<b>3-Open for Preview?:</b>		<b>3-Open/Preview Date:</b>		<b>3-Open Start Time:</b>		<b>3-Open End Time:</b>	
<b>Broker Registration Req.?:</b>	Y	<b>Broker Registartion</b>	5PM PRIOR BUSINESS	<b>Buyer</b>	Y	<b>Premium</b>	10%

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

---

### Comments

---

**Public Remarks:** ONSITE REAL ESTATE AUCTION ON JULY 28, 2012 @ 3:30 PM. 3-BR, 2.5-BA home on a quarter acre lot in a great Northeast location near Bradley Fair. This 1,933 SF 2-story home has plenty of space inside and out. This home has an unfinished basement, open floor plan, vaulted ceilings, skylights, 2-way fireplace, custom master bathroom with shower and garden tub, walk-in closets, ceiling fans and security system. The kitchen includes dishwasher, disposal, range/oven and refrigerator. The large backyard has a wood deck and wood privacy fence. Other exterior amenities include storm doors, guttering, insulated glass, sprinkler system and satellite dish. This home is a must see! 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, wood destroying insects, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, presence of radon, 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 \$5,000.00.

**MLS#:** 339136

---

--Information deemed reliable but not guaranteed--Copyright: 2012 by the South Central Kansas MLS, Inc.

*Prepared by Melissa Bridges of McCurdy Auction, LLC on 6/25/2012 9:05:52 AM*

**Seller's Property Disclosure**  
(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 7203 E. Chadowes St., Wichita, KS 67206

Date of Purchase: 1994

Seller(s): 160R PONOMAREV AND ELISE PONOMAREV

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.	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	
		Working	Working	Working	Know		Working	Working	Know	

**APPLIANCES**

Central Vac	<input checked="" type="checkbox"/>	<input 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 checked="" 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 type="checkbox"/>	<input checked="" 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 # <u>1</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave Oven	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* <u>ELECTRIC INDOOR GRILL - WORKING</u>					Other <u>WASHER</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Other <u>DRYER</u>	<input type="checkbox"/>	<input checked="" 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/ Blocks/Jacks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Door Bell	<input type="checkbox"/>	<input checked="" 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"/>
Intercom	<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"/>
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remote Control(s) # <u>1</u>	<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"/>	Aluminum Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light Fixtures	<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"/>
Switches/Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Volt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service Panel Total Amps <u>200</u>				
<input type="checkbox"/> Own <input checked="" type="checkbox"/> Rent/Financed Co <u>PROTECTION ONE</u>					Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____					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 checked="" 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 L.P. E.A.P.

Buyer's Initials \_\_\_\_\_

**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	Don't Know		Working	Not Working	Don't Know

**HEATING AND COOLING SYSTEMS**

Humidifier  Working  Not Working  Don't Know

Solar Equipment  Working  Not Working  Don't Know

Whole House/  
Attic Fan  Working  Not Working  Don't Know

Window/Wall AC  Working  Not Working  Don't Know

Gas Log Lighter  Working  Not Working  Don't Know

Propane Tank  Working  Not Working  Don't Know

Cooling System  Working  Not Working  Don't Know   
Type LENNOX Age 18

Heating System  Working  Not Working  Don't Know   
Type LENNOX Age 18

Fireplace  Working  Not Working  Don't Know

Fireplace Insert  Working  Not Working  Don't Know

Woodburning Stove  Working  Not Working  Don't Know

Date  Fireplace  wood stove  chimney  flue  
was last cleaned NEVER

Other  Working  Not Working  Don't Know

Other  Working  Not Working  Don't Know

Own  Rent Co. \_\_\_\_\_  
Comments: \_\_\_\_\_  
\_\_\_\_\_

**WATER SYSTEMS Part I (See Part II also)**

Hot Tub/Spa  Working  Not Working  Don't Know

Pool/Equipment  Working  Not Working  Don't Know

Water Purifier  Working  Not Working  Don't Know

Water Softener  Working  Not Working  Don't Know

Plumbing  Working  Not Working  Don't Know   
Type COPPER

Water Heater  Working  Not Working  Don't Know   
Type/Size RELIANCE-50 GAL Age 9

Underground Sprinkler  Working  Not Working  Don't Know

Has approved backflow device been installed? YES

Date last tested/inspected MAY 2012

Other  Working  Not Working  Don't Know

Own  Rent Co. \_\_\_\_\_  
Comments: WATER PURIFIER  
IS UNDER THE SINK  
WATER FILTER - WORKING

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

Yes      No      Don't Know

**WATER SYSTEMS (Part II)**

Yes       No       Don't Know      Is the property connected to a public water system?  
If yes,  City Water     Rural Water    Transfer Fee \$ \_\_\_\_\_ District \_\_\_\_\_

Yes       No       Don't Know      Is the property connected to a private water system?  
If yes,  Drinking Well     Irrigation Well  
Location \_\_\_\_\_ Depth \_\_\_\_\_ Type \_\_\_\_\_  
Location \_\_\_\_\_ Depth \_\_\_\_\_ Type \_\_\_\_\_

Yes       No       Don't Know      Has water ever shown test results of contamination?  No     Yes (explain below)

Yes       No       Don't Know      Are there any abandoned  cisterns or  unplugged wells?  
Comments \_\_\_\_\_  
\_\_\_\_\_

Seller's Initials I.V.P. E.A.P.

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)**

- Yes     No     Don't Know    Is property connected to a public sewer system? If yes, no explanation is required.
  - Yes     No     Don't Know    Is property connected to a septic system? Date last pumped \_\_\_\_\_  
Tank size \_\_\_\_\_ Location \_\_\_\_\_ # feet laterals \_\_\_\_\_  
# feet infiltrators \_\_\_\_\_ Location \_\_\_\_\_
  - Yes     No     Don't Know    Is the property connected to a lagoon system? Location \_\_\_\_\_
  - Yes     No     Don't Know    Is the property connected to some other type of waste disposal system? Explain below.
  - Yes     No     Don't Know    To your knowledge, is there any problem relating to the waste disposal system?
  - Yes     No     Don't Know    Is the property located in a subdivision with a master drainage plan?
  - Yes     No     Don't Know    If so, is the property in compliance?
  - Yes     No     Don't Know    Has the property ever had a drainage problem during your ownership?
- Comments LIMITED : SMALL AREAS OF STANDING WATER AFTER A HEAVY RAIN

**STRUCTURAL FOUNDATION/WALLS**

Check all that apply  Basement     Crawl Space     Slab

- Yes     No     Don't Know    Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? SIMULATED STUCCO MADE OF HARDIBOARD & CEMENT
  - Yes     No     Don't Know    If yes, are you aware of any adverse conditions (explain below)? COATING OR WITHOUT
  - Yes     No     Don't Know    **To your knowledge, indicate any past or present:**
  - Yes     No     Don't Know    Movement, shifting, deterioration or other problems with walls or foundation?
  - Yes     No     Don't Know    Cracks or flaws in the walls, floors, or foundation?
  - Yes     No     Don't Know    Problems with driveways, walkways, patios, retaining walls, party walls?
  - Yes     No     Don't Know    Problems with operation of windows or doors, or broken seals?
  - Yes     No     Don't Know    Repairs to items in this section?
  - Yes     No     Don't Know    Are there any transferable warranties (explain below)?
- Comments FOUNDATION UNDER CRAWL SPACE SEEPS WATER INTO CRAWL SPACE AT HEAVY RAINS; CRAWL FOUNDATION SHIFTING

**ROOF/INSULATION**

Age 9 Type INFINITY COMPOSITE - SIMULATED SLATE

- Yes     No     Don't Know    To your knowledge, are there any  past or  present roof leaks?
  - Yes     No     Don't Know    Has the roof been  replaced or  repaired during your ownership?
  - Yes     No     Don't Know    Are there any transferable warranties?
  - Yes     No     Don't Know    Do you know of any problems with roof or rain gutters?
  - Yes     No     Don't Know    Insulation in (circle all that apply): Y N DK ceiling/attic    Y N DK walls    Y N DK floors
- Comments AFTER ROOF REPLACEMENT DUE TO SILVERFISH, NO LEAKS KNOWN TO SELLER

**HOMEOWNER'S ASSOCIATION**

- Yes     No     Don't Know    Is the property subject to rules or regulations of any homeowner's association?
- Comments COVENANTS ONLY - SEE RECORDED AT 03330838, SEDGWICK COUNTY ROD
- Annual Dues \$ - 0 - Initiation Fee \$ - 0 -
- Yes     No     Don't Know    To your knowledge, are there any problems relating to any common area?

Seller's Initials L.V.P. E.A.C.

Buyer's Initials \_\_\_\_\_

Have you been notified of any condition which may result in an increase in assessment?  
Comments N/A

Are there any restrictive covenants?  
Comments SEE RECORDED 0333 0838  
SEDEWICK COUNTY ROD

**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 HAD AN OCCURRENCE OF CARPENTER  
ANTS MORE THAN 5 YEARS AGO; SMALL AREA;

Have you had any pest control reports in the last five years? EXTERMINATED FULLY  
Comments \_\_\_\_\_

Have you had any pest control treatments in the last five years?  
Comments TREATMENT FOR CARPENTER ANTS  
MORE THAN 5 YEARS AGO

**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)? IF ANY, FENCES ONLY  
   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 SETTLING SOIL OR EXPANSIVE SOIL UNDER  
THE CRAWL SPACE ONLY

Seller's Initials L.V.P. E.A.P.

Buyer's Initials \_\_\_\_\_



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

Yes      No      Don't Know

**WATER INTRUSION/LEAKS**

**To your knowledge, indicate any past or present:**

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

Comments PLUMBING LEAKS LOCALIZED TO THE KITCHEN SINK FAUCETS AND SEWAGE INTO UNDER THE SINK

**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:**

- Presence of any mold/mildew in the property?
- Any problems created by mold or mildew for occupants of the structure during your ownership?
- Have you had any inspections for mold or mildew?
- Have you received any reports pertaining to mold or mildew on or within the structure?

Comments THE ONLY MOLD AREA IS LOCALIZED TO 1 SQ FT UNDER THE SINK IN THE CABINETS

**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.

- Are you aware of groundwater contamination or other environmental concerns?
- 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?**

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

Seller's Initials I.V.P. E.A.P.

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 \_\_\_\_\_  
12V ELECTRICAL WIRING FOR UNDER CABINET  
ROCK LIGHTS IS DONE BY HOMEOWNER; NOT  
SURE IF PER CODE

**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 LVP. EAP

Buyer’s Initials \_\_\_\_\_





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

Property Address: 7203 E. Chadowes St., Wichita, KS 67206

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 \_\_\_\_\_ NO  *I.V.P. E.A.P.*

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

Location of Well: \_\_\_\_\_

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES \_\_\_\_\_ NO  *I.V.P. E.A.P.*

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

Location of Lagoon/Septic Access: \_\_\_\_\_

*[Signature]*  
Owner

06-11-12  
Date

*[Signature]*  
Owner

06-11-12  
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.

**ROOFING INSTALLATION INFORMATION AND CERTIFICATION  
FOR REDUCTION IN RESIDENTIAL INSURANCE PREMIUMS**

**NOTICE TO HOMEOWNER.** Completion of this certificate may entitle you to a reduction in your residential insurance premium. This certification form is solely for the purpose of enabling residential property owners to obtain a reduction in their residential insurance premium and it is not to be construed as any type of express or implied warranty by the manufacturer, supplier, or installer.

Name of Roofing Company: MASTER ROOFING  
Street Address: Box 362  
City: Valley Center KS County: Sedgewick Zip Code: 67147  
Phone: 316-838-0777 License Number If Any: 0050

**Address of Residence (Installer must complete the following information before signing form)**

Name of Owner: IGOR V. PODDAREV Home Phone: 683-1118  
Address: 7203 Chadovers St Office Phone: \_\_\_\_\_  
City: Wichita KS County: Sedgewick Zip Code: 67206

I,  George T. Paul, an authorized representative of  
MASTER Roofing roofing company, do hereby certify that  
Print Name  
Print name of Company

I have installed in accordance with the manufacturer's specifications on the above described residence a roof covering listed as complying with Underwriters' Laboratory Standard 2218, Impact Standard for Impact Resistance of Prepared Roof Covering Materials, with an impact resistance Classification of:

Class 1       Class 2       Class 3       Class 4

Manufacturer's Name: ERP  
 Year Manufactured: 2002  
 Brand name: Infinity SLATE  
 Date of Installation: 20 SEPT 2003

Labeling of Products: The roof covering installed on the above described residence bears the following label: CHECK ONE BELOW

- The roof covering product packaging indicates the U.L. classification under U.L. Standard 2218, the manufacturer's name, the date of manufacture, and the brand name. A label from the packaging has been supplied to the owner of the residence.
- Each individual shingle, tile, shake, panel, sheet, etc. of roof covering is separately labeled with the U.L. Standard 2218 classification and with the manufacturer's name, the date of manufacture, and brand name.

[Signature] Original Signature of Roofing Company's Authorized Representative      10-29-07 Date

ONE COPY TO BE RETAINED BY HOMEOWNER      SECOND COPY TO INSURANCE COMPANY

Any intentional misrepresentation relating to the completion or presentation of this form constitutes fraud.



# 7203 E. Chadowes St., Wichita, KS

## Zoning-MF-18/Multi-Family



**City Limit Boundaries**

**CELLTOWER\_PEMIT**

**Historic Districts**

**Old Town**

**Delano Overlay District**

**NO**

**YES**

**Property Parcels**

**Lot Block**

**Subdivisions**

**Historic Sites**

**REGIONAL**

**STATE/NATION-**

**AL**

**STATE**

**Zoning Cases**

**Zoning**

RR

SF-20

SF-10

SF-5

TF-3

MF-18

MF-29

B

MH

NO

GO

NR

LC

OW

GC

AFB

IP-A

IP

CBD

LI

GI

PUD

Printed: 6/7/2024 11:26:18 AM  
 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.





# 7203 E. Chadowes St., Wichita, KS Flood Zone-X

- City Limit Boundaries
- Property Parcels
- Base Flood Elevations
- Cross Sections
- Flood Way
- Flood Zones
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X PROTECTED BY LEVEE
- AH;AE;A;AO
- FIRM PANELS
- City Limits
- Small Cities
- Sedgwick County
- Wichita



Printed: 6/7/2021 11:18:51 AM  
 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.







BROADMOOR

ROCKHILL

1861

1857

1855

1851

1849

1843

1841

1944

1936

1930

1922

1912

2021

2021

2021

2021

2021

2021

2021

2021

2021

2021

2021

2021

CUP DP-62

CHADOWES

7203 E Chadowes St, Wichita

WICHITA

7204

ROCKHILL

TALLYRAND

7233

7223

7213

7203

7123

7115

7103

RUTLAND

7106

7114

7124

7226

7238

7248

1955

1947

1941

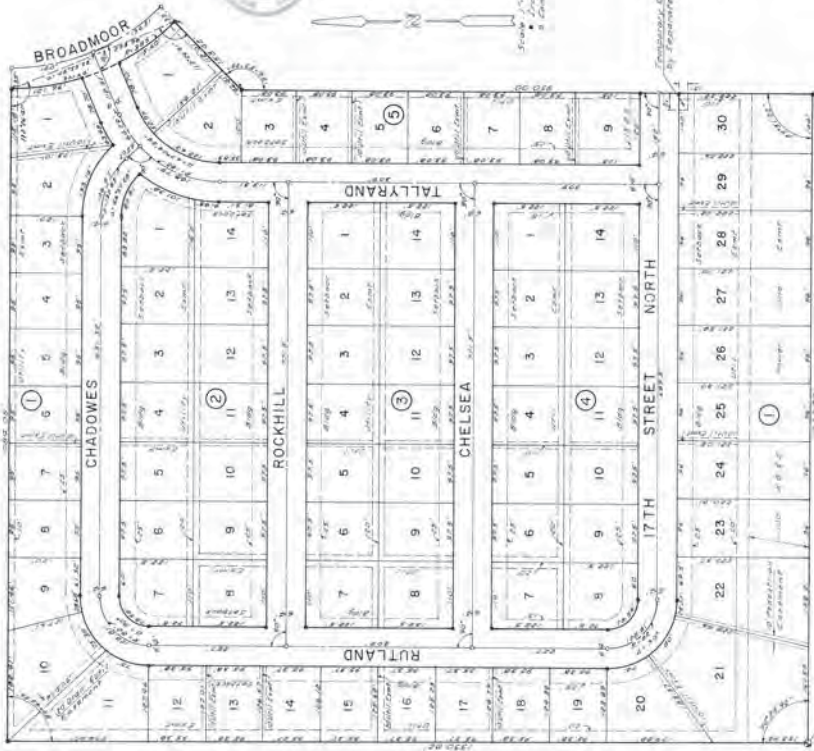
1929

1921

CUP DP-67



# CHELSEA ESTATES WICHITA, KANSAS



State of Kansas  
Sedgwick County, Kansas  
Surveyors in this said county and state hereby certify that we have surveyed and plotted CHELSEA ESTATES, Wichita, Kansas, and that the description, map, plat and correct return of the property, Block C, E.E. Vester Addition to Wichita, Sedgwick County, Kansas.  
Date 4-28-77  
Boughtman Company  
William J. Boughtman, Surveyor

I, the undersigned, being one of the persons named in the foregoing instrument, do hereby certify that the same are hereby guaranteed as indicated for the construction and maintenance of said streets, and that the same are hereby guaranteed to and for the benefit of the public.  
Date 4-28-77  
W. J. Boughtman

State of Kansas  
Sedgwick County, Kansas  
I, Max L. Cole and Day, Cole, his wife, in testimony whereof, I have hereunto set my hand and affixed my personal seal this day and year above written.  
Max L. Cole, Notary Public  
My Commission Expires 7-1-78



This plat of "CHELSEA ESTATES", Wichita, Kansas, was prepared and approved by the Wichita Sedgwick County Planning Commission, Wichita, Kansas, dated this 28th day of April, 1977.  
Wichita Sedgwick County Metropolitan Area Planning Commission  
Chairman  
Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this 28th day of April, 1977.  
Mayor  
City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas, this 28th day of April, 1977.  
Chairman  
Commissioner  
Commissioner  
County Clerk

Entered in transfer record this 5th day of August, 1977.  
County Clerk

State of Kansas  
Sedgwick County, Kansas  
This is to certify that the plat has been filed for record in the Office of the Register of Deeds this 28th day of April, 1977, at 8:11 a.m. and is duly recorded.  
Register of Deeds  
Deputy



This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under contract by the Sedgwick County Geographic Information Systems.

Bill News, Registrar of Deeds  
Physical location of original location

# 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)



519 N. Oliver, Wichita, Kansas  
(316) 683-0612 • (800) 544-4489 • [www.McCurdyAuction.com](http://www.McCurdyAuction.com)