

1213 East Selma For Sale



1213 E. Selma Wichita, KS 67216

- **Single-Family** built in 1983
- **Sq. Ft.:** 885
- **2 bedrooms, 1 full bath**
- **Lot Size:** 6,600 sq. ft.
- **Appraised Value:** \$129,000
- **Other Info:** 1 car garage, full basement

For more information contact
Gerri Ford, Real Estate Analyst
gford@wichita.gov 316.268.4237

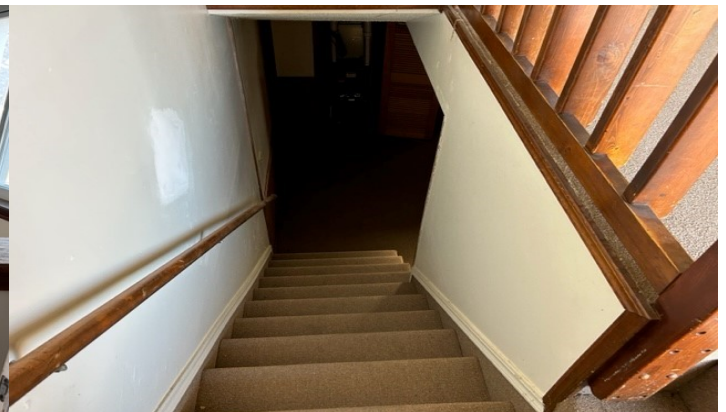


→ wichita.gov/HousingProperties

Request to be added to the housing
email distribution list at
Housingdevelopment@wichita.gov



1213 East Selma For Sale



CITY OF
WICHITA

→ wichita.gov/HousingProperties

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Seller Property Condition Disclosure Statement

The following is a disclosure statement, made by the SELLER, of information concerning the condition of the Property during ownership of the Property, on the date on which it is signed. It is not a warranty of any kind by the SELLER(S) or any Agent representing any principal in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER may wish to obtain. The information provided in this statement is the representation of the SELLER and not the representation of any Agent. The information contained herein is not intended to be part of any Contract between the SELLER and BUYER.

This disclosure statement concerns the real property situated at:

1213 E. SELMA IN THE CITY OF WICHITA,
COUNTY OF SEDGWICK, STATE OF KANSAS.

SELLER ☐ IS ☒ IS NOT currently occupying the property.

SELLER has owned property since: 1994.

SELLER'S INFORMATION

The SELLER discloses the following information with the knowledge that even though this is not a warranty, prospective BUYERS may rely on this information in deciding whether, and on what terms, to purchase the subject real property. SELLER hereby authorizes any Agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or possible sale of the real property.

Indicate the condition of the following items by marking the appropriate box. Check only one box per item. If negotiable, so indicate by writing "NEGOTIABLE" next to the item.

SECTION A – APPLIANCES	Working	Not Working	Do Not Know if Working	N/A - Not Included
1. Built-in Vacuum System..... <input type="checkbox"/> Attachments Included <input type="checkbox"/> Pre-Plumbed only <input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Clothes Dryer..... <input type="checkbox"/> Gas <input type="checkbox"/> Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Clothes Washer.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Dishwasher.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Disposal.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Freezer – Free Standing.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Refrigerator.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Microwave Oven..... <input type="checkbox"/> Built in <input type="checkbox"/> Free Standing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Wall Oven..... <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Cook Top..... <input type="checkbox"/> Gas <input type="checkbox"/> Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Range/Stove..... <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Free Standing <input type="checkbox"/> Drop-in <input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Range Ventilation System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Trash Compactor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Exterior Grill – Built in.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. TV Antenna/Satellite Dish.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Other:.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Other:.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments/Explanations from Section A:

SELLER'S initials and date: _____
SELLER'S initials and date: LS 9/06/2022

BUYER'S initial and date: _____
BUYER'S initial and date: _____



SECTION B – ELECTRICAL SYSTEMS

	Working	Not Working	Do Not Know if Working	N/A - Not Included
1. Electrical Service Panel.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Capacity: <u>100</u> AMPS (helpful hint – see main breaker panel)				
<input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses				
2. Type of Electrical Wiring: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Unknown				
3. 220 Volt Service (ie, stove, a/c, dryer).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Cable TV wiring & Jacks: Number of Jacks.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Telephone Wiring & Jacks: Number of Jacks.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Ceiling Fans: Number of Ceiling Fans.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. Doorbell.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Electrical Outlets & Switches.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Bathroom Vent Fan(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Light Fixtures.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Intercom System – Built-in.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Sound System – Built-in.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Speakers – Built-in; <input type="checkbox"/> Wiring – Built-in.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. High Speed Internet Wiring.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Cable <input type="checkbox"/> DSL <input type="checkbox"/> Satellite <input type="checkbox"/> Other				
Number of Jacks:.....				
14. Security System (<input type="checkbox"/> Pre-Wired Only).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Smoke/Fire Alarm.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Number of Smoke/Fire/Heat Detectors: <u>3</u>				
16. Sauna (<input type="checkbox"/> Steam <input type="checkbox"/> Dry).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Garage Door Opener(s): Number of Remotes.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Garage Door Keyless Entry.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Other:.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments/Explanations from Section B: _____

SECTION C – HEATING AND COOLING SYSTEMS

1. Furnace.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Forced Air Gas <input type="checkbox"/> Forced Air Electric <input type="checkbox"/> Forced Air Propane				
<input type="checkbox"/> Radiant <input type="checkbox"/> Gravity Flow <input type="checkbox"/> Specify Other.....				
Age <u>12 years</u> ; <input type="checkbox"/> Zoned Number of Units <u>1</u>				
Humidifier.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Heat Pump.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Age.....; <input type="checkbox"/> Zoned Number of Units.....				
3. Air Conditioning.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Central Air; Age <u>12 yrs</u> ; <input type="checkbox"/> Zoned; No. of Units <u>1</u>				
<input type="checkbox"/> Electric <input type="checkbox"/> Other (comment).....				
4. Propane Tank (<input type="checkbox"/> Leased <input type="checkbox"/> Owned).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Leased From.....				
5. Air Purifier (Electronic Air Filter).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Solar Heating (Panels & Plumbing).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Whole House Fan.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Attic Ventilation System (attic only).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Fireplace.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Masonry <input type="checkbox"/> Insert <input type="checkbox"/> Wood Burning <input type="checkbox"/> Direct Vent				
Gas Fireplace Logs.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Fireplace Starter.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Free Standing Heating Stove.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fuel Source: <input type="checkbox"/> Wood <input type="checkbox"/> Pellet <input type="checkbox"/> Corn <input type="checkbox"/> Other (comment).....				
11. Other:.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments/Explanations from Section C: _____

SELLER'S initials and date: _____
 SELLER'S initials and date: LS 9/06/2022

BUYER'S initial and date: _____
 BUYER'S initial and date: _____



SECTION D – WATER SYSTEMS

	Working	Not Working	Do Not Know if Working	N/A - Not Included
1. Water Supply.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Connected to Treated Water System: <input checked="" type="checkbox"/> City <input type="checkbox"/> Rural				
<input type="checkbox"/> Well <input type="checkbox"/> Cistern <input type="checkbox"/> Other: _____				
Rural Water District # _____ Phone # _____				
2. Sewage System.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property is connected to: <input checked="" type="checkbox"/> City Sanitary Sewer System				
<input type="checkbox"/> Septic System <input type="checkbox"/> Lagoon <input type="checkbox"/> Other: _____				
3. Plumbing.....				
Water/Supply Lines.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer/Waste Lines.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing Fixtures & Faucets.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grinder Pit / Lift Station.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Jetted Tub.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Hot Tub.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Sump Pump.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discharges to <u>exterior grounds</u>				
Number of Sump Pumps <u>1</u>				
7. Swimming Pool.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Above Ground <input type="checkbox"/> In Ground				
8. Underground Sprinkler System.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Installed: <input type="checkbox"/> Professionally <input type="checkbox"/> Homeowner <input type="checkbox"/> Unknown				
9. Water Heater.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Other				
Number of Water Heaters <u>1</u> ; Age <u>7 yrs</u> ; Gals. <u>40 gal</u>				
10. Water Purifier.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Water Softener (<input type="checkbox"/> Leased <input type="checkbox"/> Owned).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments/Explanations from Section D: _____

SECTION E – STRUCTURAL CONDITIONS

	Yes	No	Unknown
1. Age of Roof <u>18</u>			<input type="checkbox"/>
<input checked="" type="checkbox"/> Composition <input type="checkbox"/> 3-D Composition <input type="checkbox"/> Wood <input type="checkbox"/> Other: _____			
2. Has the roof ever leaked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are you aware of any adverse conditions regarding the exterior siding of the structure(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Is there a history of infestation of termites, carpenter ants, fleas, rodents, etc?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Has the property been treated for infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Unrepaired damage from previous infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is the property currently under warranty or other coverage by a licensed pest control company?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Have any of the windows ever leaked?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Are there any windows that have broken thermo-pane seals? (moisture between panes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is there any damage to the chimney which requires repair?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Has there ever been leakage/seepage in the basement/crawlspace?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Are there any structural problems with the improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Have any corrections been made to stabilize the foundation or retaining walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Have you experienced any moving or settling of the following?			
a. Foundations.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Floors.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Walls.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Sidewalks.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Patios.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Retaining Walls.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SELLER'S initials and date: _____
 SELLER'S initials and date: LS 9/06/2022

BUYER'S initial and date: _____
 BUYER'S initial and date: _____



Section E – Continued

	Yes	No	Unknown
16. Has there ever been damage to the real property or any of the improvements due to fire, flood, wind, hail, or other acts of nature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Have you ever had a leak from any plumbing line/fixture or appliance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Have you had the property inspected for the existence of any types of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, attach copy of any inspection report.			
19. Have you received any insurance proceeds or filed any insurance claim on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If yes, please comment and include any/all reports: Replace toilet

SECTION F – HAZARDOUS CONDITIONS: Are you (SELLER), to the best of your knowledge, aware of any of the following substances, materials, or products on the real property which may be an environmental hazard?

	Yes	No	Unknown
1. Radon.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pre-Plumbed <input type="checkbox"/> Operating Mitigation System			
2. Mold	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Lead-Based Paint.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Contaminated soil or water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Toxic Materials.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Asbestos.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Landfill or buried materials.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Underground fuel or chemical storage tanks.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes, please comment and include any/all reports: _____

SECTION G – TITLE DISCLOSURES: Are you (SELLER), to the best of your knowledge, aware of any of the following which could affect the real property? FOR INFORMATION CONCERNING SPECIAL ASSESSMENTS, CONTACT BOTH THE CITY CLERK AT 832-3201, AND THE COUNTY TREASURER AT 832-5178.

For online tax info visit: http://www.douglas-county.com/online_services/valuetaxes/disclaimer.asp.
For Pending/Certified Special Assessment info visit: <http://www.lawrenceks.org/specialassessment/>

	Yes	No	Unknown
1. Any Covenants and Restrictions or other deed restrictions or obligations.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Do you have a copy of a property survey.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Any lot-line disputes or other unusual claims against the real property.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Any encroachments.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any zoning violations.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Any non-conforming uses of property.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Any violations of "set back" requirements.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Easements other than normal utility easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Any planned road or street expansions or improvements adjacent to the property.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Any notices from any governmental, or quasi-governmental agency (HOA) affecting this real property.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Any Pending/Certified assessments on the real estate, including but not limited to those for sidewalks, streets, sewers and waterlines.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Total balance of remaining special taxes: \$ 0

Certified Special Taxes: please itemize below:

Special Assessment 1 Description: _____	Amount \$ _____	Pay Off Year: _____
Special Assessment 2 Description: _____	Amount \$ _____	Pay Off Year: _____
Special Assessment 3 Description: _____	Amount \$ _____	Pay Off Year: _____
Special Assessment 4 Description: _____	Amount \$ _____	Pay Off Year: _____

Pending (estimated) Special Taxes or Benefit Districts: \$ _____ (principal only); Type of Assessment _____

SELLER'S initials and date: _____
SELLER'S initials and date: LS 9/06/2022

BUYER'S initial and date: _____
BUYER'S initial and date: _____



Section G – Continued

	Yes	No	Unknown
12. Features, such as walls, fences and driveways which are shared in common with adjoining landowners who use or have a responsibility to maintain the feature.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Any lawsuits against the SELLER threatening, or affecting, this real property.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Any Home Owners Association (HOA) which has authority over the real property.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Association contact person: _____ Phone _____			
15. Are Home Owner's Association (HOA) dues/fees assessed against the property.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dues: \$ _____ per _____; Transfer/Initiation Fee: \$ _____			
*Please explain in Comments/Explanation below what is covered /included by the HOA dues and fees.			
16. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas Co-owned in individual interest with others).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Any problems related to any common area.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If yes, please comment and include any/all reports: _____

SECTION H – OTHER DISCLOSURES: FOR QUESTIONS CONCERNING ZONING OF ANY ADJACENT PROPERTY, CONTACT THE LAWRENCE/DOUGLAS COUNTY PLANNING DEPARTMENT AT 832-3150, OR THE LOCAL CITY/COUNTY ZONING DEPARTMENT IF THIS PROPERTY IS LOCATED OUTSIDE OF DOUGLAS COUNTY. Lawrence/Douglas County Planning info at: <http://www.lawrenceks.org/pds/>

	Yes	No	Unknown
1. Current zoning is <u>Single-Family Residence</u>			
2. Is any portion of the property in a flood plain.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is flood insurance required.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, is there a certificate of elevation.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the real property in a Wetlands area.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any flooding, drainage, or grading problems.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Any room additions, structural modifications, or other alterations without:			
Necessary permits.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Licensed contractors.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are any trees or shrubs diseased or dead.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is there located on the real property any of the following, active or inactive:			
a. Septic System.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Lagoon.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Well.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Cistern.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is this a rental property.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are you aware of any environmental conditions or incidents on, at, or over the real property that could possibly lead to a lawsuit or liability under any law, rule, ordinance, or other legal theory.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If yes, please comment and include any/all reports: Inactive water well in basement; Public Housing rental property

SECTION I – MAINTENANCE:

	Date	Unknown		Date	Unknown
1. Serviced Air Conditioner....	<u>2018</u>	<input type="checkbox"/>	4. Serviced/Cleaned Septic System....	<u>n/a</u>	<input type="checkbox"/>
2. Serviced Furnace....	<u>2018</u>	<input type="checkbox"/>	5. Serviced/Cleaned Main Plumbing Waste Lines..	<u>2016</u>	<input type="checkbox"/>
3. Cleaned/Serviced Fireplace			6. Checked Sprinkler System Back-Flow Valve....	<u>n/a</u>	<input type="checkbox"/>
Chimney/Woodstove flue... <u>n/a</u>		<input type="checkbox"/>	7. Sprinkler System Winterized...	<u>n/a</u>	<input type="checkbox"/>

Other Routine/Recurring Maintenance _____ ☐

Comments/Explanations from Section I: _____

SELLER'S initials and date: _____
SELLER'S initials and date: LS 9/06/2022

BUYER'S initial and date: _____
BUYER'S initial and date: _____



SECTION J – PERSONAL PROPERTY: ANY PERSONAL PROPERTY INCLUDED IN THE SALE OF THIS PROPERTY SHOULD BE ITEMIZED IN THE SALES CONTRACT AS NEGOTIATED BETWEEN SELLER AND BUYER.

1. ITEMS THAT REMAIN WITH PROPERTY:

None

2. ITEMS RESERVED BY SELLER:

None

SECTION K – ADDITIONAL INFORMATION:

1. ANY OTHER FACTS OR INFORMATION RELATING TO THIS PROPERTY THAT WOULD BE OF INTEREST TO A BUYER:

No

2. ARE YOU AWARE OF ANY ADDITIONAL DEFECTS PRIOR TO YOUR OWNERSHIP?

No

SELLER certifies that the information herein is true and correct to the best of SELLER'S knowledge as of the date signed by SELLER. SELLER further agrees to notify BUYER of any additional items which may become known to the SELLER prior to recording of the Deed. SELLER further agrees to hold the Real Estate Broker(s) harmless from any liability incurred as a result of any third-party reliance on the disclosure contained herein and acknowledges receipt of a copy of this statement.

- ☒ I have not occupied this property in the past 4 years of my ownership. Therefore, there are conditions of this property with which I am not familiar, however I have completed this disclosure as fully as possible.

SELLER SIGNATURE

DATE

SELLER NAME (Please type or print clearly)

Leon Salazar

SELLER SIGNATURE

9/06/2022

DATE

Leon Salazar

SELLER NAME (Please type or print clearly)

BUYER'S initial and date: _____
BUYER'S initial and date: _____



BUYER'S RECEIPT OF DISCLOSURE STATEMENT

BUYER acknowledges that this disclosure does not constitute a warranty. The BUYER is urged to carefully inspect the property and to have the property inspected by a qualified inspector. The BUYER understands that there are areas of the property of which the SELLER has no knowledge and this disclosure statement does not encompass those areas. The BUYER also acknowledges that he has read and received a signed copy of this statement from the SELLER or SELLER'S Agent. The BUYER acknowledges any personal property not included in the sales contract remains the property of the SELLER.

BUYER'S RIGHT TO PROFESSIONAL COUNSEL: BUYER acknowledges and agrees that the purchase of real property encompasses many professional disciplines, and while Broker possesses considerable general knowledge, Broker is not expert in matters of law, tax, financing, surveying, structural conditions, hazardous material, engineering, etc. BUYER acknowledges that BUYER has been advised by Broker to seek professional expert assistance and advice in those and other areas of professional expertise. In the event that Broker provides to BUYER names or sources for such advice and assistance, BUYER acknowledges and agrees that Broker does not warrant or guarantee such services and/or products.

BUYER herein understands that outside legal and tax counsel is recommended. Comprehensive mechanical, structural and other inspections are recommended. If, at BUYER'S option and choice, BUYER decides not to conduct inspections or obtain tax and legal counsel before closing, then BUYER accepts the Property in its present condition and will make no claim against SELLER, Brokers, or agents, based upon the lack of tax or legal counsel or based on any known or unknown past, current, or future condition of the above property and/or its improvements including but not limited to latent or patent defects, repairs, or replacements.

BUYER is advised that school boundaries are subject to change.

BUYER is advised 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. BUYER is advised that information regarding those registrants may be available through the Kansas Bureau of Investigation (home page address: <http://www.kansas.gov/kbi/> or by contacting the local sheriff's office.

BUYER is advised that fungal contaminants (molds, etc.) may exist in the Property of which the Seller is unaware. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose fungal contaminants. BUYER may wish to obtain an inspection specifically for fungal contaminants to more fully determine the condition of the Property and its environmental status. Companies may be found in the Yellow Pages under "Environmental and Ecological Consultants," or "Environmental and Ecological Equipment and Services." Additional information about mold/fungal contaminants may be found at the following Internet Web Site: <http://www.cdc.gov/mold/faqs.htm>.

RADON: Every buyer of residential real property is notified that the property may present exposure to dangerous concentrations of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer. Radon, a class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. Kansas law requires sellers to disclose any information known to the seller that shows elevated concentrations of radon gas in residential real property. The Kansas Department of Health and Environment recommends all homebuyers have an indoor radon test performed prior to purchasing or taking occupancy of residential real property. All testing for radon should be conducted by a radon measurement technician. Elevated radon concentrations can be easily reduced by a radon mitigation technician. For additional information go to <http://www.kansasradonprogram.org>. BUYER acknowledges that SELLER does not warrant code compliance.

BUYER SIGNATURE

DATE

BUYER NAME (Please type or print clearly)

BUYER SIGNATURE

DATE

BUYER NAME (Please type or print clearly)



Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (*initial*)

___ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

☐

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒

Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

___ (b) Records and reports available to the lessor (check one below)

☐

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

☒

Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. *1213 E. Selma – Build after 1978*

Lessee's Acknowledgement (*initial*)

___ (c) Lessee has received copies of all information listed above

___ (d) Lessee has received the pamphlet "Protect Your Family from Lead in Your Home."

Agent's Acknowledgment (*initial*)

___ (e) Agent has informed the lessor of the lessor's obligations 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 provided by the signatory is true and accurate.

Leon Salazar 9/06/2022

(General Maint. Supervisor Housing Dept.)

Lessor

Date

Lessee

Date

Lessor

Date

Lessee

Date

Agent

Date

Agent

Date



June 29, 2022

City of Wichita Housing and Community Services Department
455 N. Main Street, Ste 1001
Wichita, Kansas 67202

ATTENTION: Sally Stang

SUBJECT: **Phase I Environmental Site Assessment Report**
1208 East Alta Street
1213 Selma Street
1325 Selma Street
Wichita, Kansas 67216
Project No. 3389-003-18


Dear Sally:


Spectrum Environmental, Inc., (Spectrum) is pleased to provide this Phase I Environmental Site Assessment (Phase I ESA) Report prepared for the above-referenced property. The findings and conclusions of the Phase I ESA did not identify any Recognized Environmental Conditions (RECs) in connection with the subject property. However, the following Business Environmental Risks (BER) were identified:

- *Asbestos Containing Materials (ACMs) identified at 1208 E Alta Street; and*
- *Radon level exceeding 4 pCi/L at 1325 E Selma Street.*

Please be aware that according to ASTM Practice E1527-21, this document is generally valid for 180 days, unless changes in site usage have occurred which would impact the environmental conditions of the property. If you have any questions or comments, please contact the undersigned at Spectrum Environmental, Inc. at (205) 664-2000.

Sincerely,
SPECTRUM ENVIRONMENTAL, INC.


Audrey Henson
Staff Scientist


Scott B. Hassler, P.G.
Vice President

www.specenviro.com

Nashville Office
Nashville, TN
(615) 469-4941

Corporate Office
Alabaster, AL
(205) 664-2000

Mobile Office
Baldwin County, AL
(205) 651-0869

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

ENVIRONMENTAL ENTERPRISE GROUP, INC. (EEG) was retained by Spectrum Environmental, Inc. to conduct an inspection for suspect asbestos-containing materials (ACM) at the above-referenced property located in Wichita, Kansas. The inspection included the assessment of suspect friable and non-friable ACM.

The purpose of this survey was to locate, identify, sample and assess the condition of accessible materials found throughout the residential structures at 1208 E. Alta Avenue, 1213 E. Selma Avenue & 1325 E. Selma Avenue located in Wichita, Kansas, that were suspected of containing more than one percent (1%) asbestos. The investigation took place at the request of Mr. Scott Hassler of Spectrum Environmental, Inc. and was conducted by Mr. Bob E. Smith and Mr. Zac Farran on June 22, 2018. Mr. Smith and Mr. Farran have received asbestos training by a USEPA-approved training facility.

In order to ensure a safe and healthy work environment, Federal, State and local regulations require that ACM be identified and controlled. This asbestos investigation report provides the basis for an Operations and Maintenance (O&M) Plan.

1.2 BUILDING DESCRIPTION

The residential structure at 1208 E. Alta Avenue, built in 1983, contains approximately 896 square feet and is constructed of wood framing with vinyl siding over wood exterior walls and an asphalt shingle roof. The interior walls are drywall. The building sits on a concrete foundation and utilizes a natural gas and electric HVAC system.

The residential structure at 1213 E. Selma Avenue, built in 1983, contains approximately 864 square feet and is constructed of wood framing with brick and vinyl (fiberboard) exterior walls and an asphalt shingle roof. The interior walls are drywall. The building sits on a concrete foundation and utilizes a natural gas and electric HVAC system.

The residential structure at 1325 E. Selma Avenue, built in 1983, contains approximately 864 square feet and is constructed of wood framing with vinyl, foam and wood exterior walls and an asphalt shingle roof. The interior walls are drywall. The building sits on a concrete foundation and utilizes a natural gas and electric HVAC system.

1.3 FINDINGS

As suspect ACM was identified, they were classified as either friable or non-friable. Friable materials are more hazardous than non-friable materials because they are more likely to release fibers into the air. In assessing the fiber release potential, the current condition of all ACM was noted. Evidence of deterioration, physical or water damage and the potential for future disturbance were taken into consideration. The potential of erosion of the ACM due to air disturbance, high vibration or contact was also noted. Please see photos of asbestos-containing materials located in the appendices.

The following materials were found to be asbestos containing and were present at the facility in the listed quantities and locations:

1208 E. Alta Avenue

Sample Group	*HA	Material Description	Sample Location	Friable/ Non-Friable	Quantity	Condition	**Category 1/2
1208EAA-3A	3	ACM Brown Resilient Floor Covering & Mastic	Bath	Non-Friable	20 ft ²	Good	1
1208EAA-4A	4	ACM Brown Resilient Floor Covering & Mastic	Kitchen	Non-Friable	42 ft ²	Good	1

1213 E. Selma Avenue

None of the samples analyzed contained concentrations of asbestos in excess of the EPA Regulatory limit of greater than one percent asbestos (>1%).

1325 E. Selma Avenue

None of the samples analyzed contained concentrations of asbestos in excess of the EPA Regulatory limit of greater than one percent asbestos (>1%).

*HA = Homogeneous Area

**** Category 1 Non-Friable ACM:** Asbestos-containing packings, gaskets, resilient floor covering and asphalt roofing products containing more than one percent asbestos as determined using the method specified in Appendix E, Subpart E, 40 CFR Part 763, Section 1, Polarized Light Microscopy.

Category 2 Non-Friable ACM: Any material, excluding Category 1 non-friable ACM, containing more than one percent asbestos as determined using the methods specified in Appendix E, Subpart E, 40 CFR Part 763, Section 1, Polarized Light Microscopy that, when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure.

EEG recommends that the ACM identified in good condition should be placed in an O&M plan that specifies preventative measures to avoid disturbance and potential for damage. ACM in damaged condition should be removed or repaired in accordance with local, state and federal regulations. In the event of renovation or demolition of any ACM materials, removal shall be in accordance with local, state and federal regulations.

It is important to note that non-friable materials may become friable when being removed or demolished. The condition of these materials must be monitored when they are being disturbed. In the event that non-friable asbestos containing materials become friable during removal or demolition, there may be regulatory issues that must be addressed.

2.0 MATERIAL ASSESSMENT & RECOMMENDATIONS

2.1 ASBESTOS CONTAINING MATERIALS

As a result of the inspection conducted by EEG, the following materials were classified as asbestos-containing. EEG has made recommendations regarding each positive material in accordance with the AHERA guidelines (see Section 4.3).

1208 E. Alta Avenue

HA: 1208EAA-3A

Material Description: ACM Brown Resilient Floor Covering & Mastic

Material is located in the bath.

The material is a non-friable, miscellaneous material and is in good condition.

EEG recommends that the material be identified in an O&M Plan that specifies preventative measures to avoid disturbance and potential for damage. In the event of repair, removal or demolition of systems that contain asbestos-containing materials, removal shall be in accordance with local, state and federal regulations.

HA: 1208EAA-4A

Material Description: ACM Brown Resilient Floor Covering & Mastic

Material is located in the kitchen.

The material is a non-friable, miscellaneous material and is in good condition.

EEG recommends that the material be identified in an O&M Plan that specifies preventative measures to avoid disturbance and potential for damage. In the event of repair, removal or demolition of systems that contain asbestos-containing materials, removal shall be in accordance with local, state and federal regulations.

1213 E. Selma Avenue

None of the samples analyzed contained concentrations of asbestos in excess of the EPA Regulatory limit of greater than one percent asbestos (>1%).

1325 E. Selma Avenue

None of the samples analyzed contained concentrations of asbestos in excess of the EPA Regulatory limit of greater than one percent asbestos (>1%).

3.0 ESTIMATED COST FOR REMOVAL

Sample Group	*HA	Material	Location	Quantity	Estimated Removal Cost
1208EAA-3A	3	ACM Brown Resilient Floor Covering & Mastic	1208 E. Alta Avenue – Bath	20 ft ²	\$ 1,750.00
1208EAA-4A	4	ACM Brown Resilient Floor Covering & Mastic	1208 E. Alta Avenue – Kitchen	42 ft ²	\$ 1,750.00
**Estimated Removal Cost					\$3,500.00

*HA = Homogeneous Area

**Total Estimated Removal Cost is based on all asbestos-containing materials being removed at the same time. Estimated Total Removal Cost does not include project management and air monitoring consultant fees.

It is important to note that non-friable materials may become friable when being removed or demolished. The condition of these materials must be monitored when they are being disturbed. In the event that non-friable asbestos containing materials become friable during removal or demolition, there may be regulatory issues that must be addressed.

3.1 ASSUMED ASBESTOS CONTAINING MATERIALS

All suspect materials identified were sampled. No building materials were assumed to be asbestos containing.

3.2 MATERIALS SAMPLED, ANALYZED AND FOUND TO BE NON-ASBESTOS CONTAINING MATERIALS

The following samples, found in the residential structures, were suspected of being asbestos-containing, but sampling and analytical testing showed asbestos concentrations of less than or equal to one percent (1%). These materials are:

1208 E. Alta Avenue

MATERIAL	SAMPLE LOCATION
Ceiling Texture	Bedroom 1, Bedroom 2 & Living Room
Drywall	Bedroom 1, Bedroom 2 & Living Room

1213 E. Selma Avenue

MATERIAL	SAMPLE LOCATION
White 12" x 12" Floor Tile & Mastic	Kitchen
Gray Resilient Floor Covering & Mastic	Bathroom
Drywall	Garage
Ceiling Texture	Stairway
Fire Stop	Basement
Window Caulking	Exterior Living Room Window

1325 E. Selma Avenue

MATERIAL	SAMPLE LOCATION
White 12" x 12" Floor Tile & Mastic	Kitchen
Tan Resilient Floor Covering & Mastic	Bathroom
Drywall	Garage
Ceiling Texture	Stairway
Fiberboard Siding	Exterior of Garage
Window Caulking	Exterior Living Room Window
White Resilient Floor Covering	Basement
Covebase Adhesive	Kitchen

3.3 BUILDINGS/AREAS ASSESSED BUT WITH NO SUSPECT MATERIALS

All areas of the property, with the exception of roofing, were assessed for suspect asbestos-containing materials; however, none were identified in the following locations.

- 1208 E. Alta Avenue – attic
- 1213 E. Selma Avenue – attic
- 1325 E. Selma Avenue – HVAC

3.4 MATERIALS CONSIDERED TO BE NON-SUSPECT BY USEPA

- Concrete Slab Walls and Concrete Roofing
- Wood Structures and Beams
- Fiberglass Bat Insulation Panels
- Fiberglass Pipe Insulation
- Fiberglass Tank Insulation
- Fiberglass Wall Insulation
- Cinder Block Walls
- Non-Insulated Piping
- Sheet Metal Ceilings and Walls
- Brick on Walls and Floors
- Ceramic Tiles on Floors and Walls
- Carpet
- Wood Paneling
- Epoxy Flooring Material
- Synthetic Glass Block Pipe Insulation
- Fiberglass and Metal HVAC Ductwork
- Steel and Sheet Metal Storage Buildings
- Steel and Sheet Metal Storage Tanks

4.0 METHODOLOGY

Asbestos is a naturally occurring fibrous mineral that has many beneficial properties. It is resistant to acids and heat and does not conduct electricity or heat well. It is because of these features that it was widely used in buildings constructed prior to 1975. Asbestos was used in over 3,000 types of construction materials.

The Asbestos Hazard and Emergency Response Act (AHERA) is a Federal law that describes standard methods for asbestos inspections. The AHERA addresses the hazard of asbestos in schools and grants no jurisdictional powers to any branch of government for the regulation of asbestos in any facility other than a school. This asbestos investigation satisfies the inspection requirements outlined in the Occupational Safety and Health Administration (OSHA) 29 CFR 1910.1001 and 1926.1101. An Operations and Maintenance (O&M) Plan will be implemented from this asbestos investigation. This asbestos investigation also satisfies requirements specified under the Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAPS) 40 CFR Part 61 that states a survey must be performed identifying friable and non-friable ACM in a building prior to renovation or demolition. However, you may elect to collect and analyze additional samples of affected materials at the time of renovation or demolition.

4.1 HOMOGENEOUS AREAS

The site was inspected for the presence of materials that may contain asbestos. These materials were then described and categorized by homogeneous area (HA). The AHERA defines "homogeneous area" as an area of surfacing material, thermal system insulation material or miscellaneous material that is uniform in color, texture and date of material application. During the building inspection, the inspector classifies all materials by "homogeneous area." Homogeneous area might be better understood as a homogeneous material, since there is no requirement that a homogeneous area be contiguous or continuous. An example of this might be a building that has a single type of floor tile. All floor tile in the building would be considered a single "homogeneous area" regardless of where it is located because it is uniform in color, texture and date of material application.

4.2 INSPECTION AND SAMPLING

4.2.1 Inspection Methods

The building inspection was performed as follows:

1. A visual determination of the quantity and condition of suspect materials in the facility.
2. A physical "hand pressure" test for determining the condition of suspect materials.
3. Sampling and documentation of observable suspect materials according to EPA guidelines.
4. Measurement of all observable material sampled to determine the quantity existing within the facility. The quantity is determined by a visual inspection and/or by blueprint examination.

4.2.2 Sampling Strategies

1. As much as possible, sampling was conducted in unoccupied areas such as mechanical rooms, pipe chases and closets.
2. Samples of each material were collected according to material type, color and texture. If a suspect material such as corrugated pipe covering was found in an unoccupied area on a floor, those samples were used to represent the material throughout the building as long as the appearance did not change.
3. In a general assessment, pipe covering and mudded joint packings are sampled and measured as homogeneous material unless otherwise noted. Each homogeneous material was randomly sampled three times. When different suspect asbestos-containing thermal insulation was identified, three additional random samples of the homogeneous material were collected.
4. In this assessment, three composite samples were collected of all non-homogeneous materials or materials where asbestos was not easily identifiable such as:
 - mudded joint fittings, especially those on fiberglass-insulated lines
 - mudded packings on boilers, tanks, breechings, or ducts
5. Sampling was generally the last thing performed in each area after pressure testing, measuring, assigning sample numbers and evaluating the priority level.
6. All cementitious and miscellaneous suspect materials were sampled and noted as to location and quantity.

4.2.3 Sampling Procedures

The bulk samples were obtained with a stainless steel coring tool or knife designed to make clean cores of friable material to avoid creating excessive dust. The area was pre-wetted to reduce fiber generation during the sampling process. The coring tool or knife was used rather than scratching a sample from the surface of the suspect material in an effort to obtain a sample that was representative of all layers of the material.

Samples of materials such as ceiling tile, wallboard, floor tile, etc., are generally obtained with a utility knife. Frequently, a small, broken piece of these materials can be found and used as a sample.

4.2.4 Chain of Custody Procedures

A copy of the chain of custody that accompanied the samples is supplied in the Analytical Results Appendix. The inspector filled out the chain of custody form after all samples were collected and before the samples were shipped to the laboratory. When the laboratory received the samples, the chain of custody was transferred to the laboratory.

4.3 ASSESSMENT LOGIC

4.3.1 Priority Level Determination

As a result of the inspection and laboratory analysis of the bulk samples collected, EEG has generated a priority level for ACM that follows AHERA guidelines. The AHERA guidelines recognize seven levels of hazard associated with asbestos based on six primary variables: material condition; water damage; exposed surface area; accessibility; activity/movement; and air plenum/direct air stream.

Material condition refers to the condition of the material at the time of the inspection. Factors included are the quality of installation, adhesion of the material to the underlying substrate, deterioration of the outer covering, de-lamination, contact damage and material disintegration.

Water damage relates to the potential for water to dislodge, delaminate and disturb materials. Water damage weakens the binding matrix of the material and can carry fibers in a slurry to other areas of the building where they can become airborne.

The exposed surface area of friable material has an effect on potential fiber fallout levels and the possibility for contact and damage. A useful criterion in determining exposed surface areas is visibility of the friable asbestos material. Materials usually fall into one of the following categories: out in the open (fully exposed); above or behind a semi-permanent enclosure such as a wall, ceiling, or floor; and above or behind a permanent enclosure. Areas with louvers, grids or other open ceiling systems are considered exposed.

Accessibility of the material is a function of proximity. If the material can be reached, it is accessible and subject to accidental or intentional contact damage.

In the variable of activity and movement, occupancy and mechanical vibrations are two important factors to consider. High-occupancy areas are subject to more vibration from noise and physical movement; therefore, a greater ambient fiber release can be expected. This variable also plays an important role in determining abatement priority. Mechanical vibrations, especially in boiler mechanical rooms, not only create ongoing ambient fiber release, but when the system is turned on or off there is a sudden burst of mechanical and air movement that creates a brief peak exposure.

The category of air plenum/direct air stream refers to potential or existing air movement. A direct air stream moving across the material erodes the material, thereby releasing fibers into the air. If the area in question forms a supply air plenum, there is usually increased exposure to building occupants since the contaminated air is blown directly into rooms of the building. Return air plenums do not create quite as high an exposure potential as supply air plenums, but do contribute to the exposure of maintenance and mechanical workers accessing these areas. A value is given to this variable if there is a real or potential air stream at the time of the inspection. A fan, present but not in use at the time of the survey, is an example of a potential air stream.

Two sub-variables are asbestos content and friability. Friability is the ease with which material can be crumbled, pulverized or reduced to powder when dry, by hand pressure. The more friable the material, the greater the potential is for fiber release and contamination. The asbestos content is factored based on the analytical results of samples from a homogeneous sampling area. Materials with a high percentage of asbestos contain more fibers for potential release and contamination of the building.

The *Decision Logic Flow Chart for Hazard Assessments*, located in the appendix section of this report, shows the decision logic used to classify ACM by AHERA guidelines.

4.3.2 Priority Level Interpretation

High Priority materials are generally those that have been significantly damaged. Removal is the corrective action suggested for most High Priority materials. Removal is the only permanent solution to asbestos-related problems.

Moderate Priority materials have a lower exposure potential than High Priority materials. However, they still represent a significant exposure potential. EEG recommends implementing a corrective action plan to reduce the high exposure potentials that exist in these areas. Depending on the funds available, the corrective action plan may involve complete removal, or selective removal in conjunction with the cleaning up of debris that may exist and the repair of any damaged areas. Removal also eliminates future exposure incidents that may cause the building owners to incur additional liability. Any past liability the building owner has incurred as a result of an occupant's exposure to ACM will not be altered.

Low Priority materials either have a low friability or are located in inaccessible areas and are not expected to create a serious or immediate exposure potential. However, as materials deteriorate with time, a corrective action plan should be devised to minimize future asbestos exposure potential. The most effective means of reducing deterioration and accidental disturbance of ACM is the development of an Operations and Maintenance (O&M) Program. This is an interim control measure designed to train custodial and maintenance personnel, establish emergency abatement and control procedures, develop a periodic program to re-inspect the materials, and to provide the necessary supplies and equipment to perform these tasks.

Non-friable building materials do not create the potential for asbestos exposure unless they are sawed, broken, ripped or pulverized. However, even materials that are well wrapped and technically non-friable at the time of inspection have the potential to become friable very readily by accidental tearing or other disturbance (e.g., water damage, grinding, drilling, sawing, etc.). This report addresses friable and potentially friable materials.

The *Decision Logic Flow Chart for Hazard Assessments*, located in the appendix section of this report, shows the priority level associated with each hazard level using AHERA guidelines. The chart also shows the action recommended for each hazard level.