

## SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM (Residential)

1 **SELLER:** Blake Slaughter & Amelia Slaughter  
 2 **PROPERTY:** 412 Brookridge Dr  
 3

4 **1. SELLER'S INSTRUCTIONS**

5 SELLER agrees to disclose to BUYER all material defects, conditions and facts, past and present,  
 6 **KNOWN TO SELLER** which may materially affect the value of the Property. This disclosure statement is  
 7 designed to assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers  
 8 will rely on this information.  
 9

10 **2. NOTICE TO BUYER**

11 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not  
 12 a substitute for any inspections or warranties. It is not a warranty of any kind by SELLER or a warranty  
 13 or representation by the Broker(s) or their licensees.  
 14

15 **3. OCCUPANCY**

16 Approximate age of Property? 20 Years How long have you owned? 5 Years

17 Does SELLER currently occupy the Property? . . . . . Yes  No

18 If not, how long has it been since SELLER occupied the Property? \_\_\_\_\_ years/months.  
 19

20 **4. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH  
 21 SELLER'S LAND DISCLOSURE ALSO.)**

22 (a) Fill or expansive soil on the Property? . . . . . Yes  No

23 (b) Sliding, settling, earth movement, upheaval or earth stability problems on  
 24 the Property? . . . . . Yes  No

25 (c) Is the Property in a mapped Fort Riley noise zone? . . . . . Yes  No

26 (d) Is the Property in a mapped airport overlay district zone? . . . . . Yes  No

27 (e) In which Unified School District (USD) is the Property located? USD 383

28 (f) Is the Property or any portion thereof located in a flood zone or wetlands area,  
 29 as designated by FEMA or any federal, state or local governmental agency? . . . . . Yes  No

30 (g) Do you pay flood insurance premiums? . . . . . Yes  No

31 (h) If yes, is it required by your current mortgage lender? . . . . . Yes  No

32 (i) Drainage or flood problems on the Property or adjacent properties? . . . . . Yes  No

33 (j) Are the boundaries of the Property marked in any way? . . . . . Yes  No

34 (k) Do you have a Certificate of Survey of the Property? If yes, attach copy . . . . . Yes  No

35 (l) Encroachments, boundary line disputes, or non-utility easements affecting  
 36 the Property? . . . . . Yes  No

37 (m) Any fencing on the Property? . . . . . Yes  No

38 (n) If yes, does fencing belong to the Property? . . . . . Yes  No

39 (o) Diseased, dead, or damaged trees or shrubs on the Property? . . . . . Yes  No

40 (p) Gas/oil wells, lines or storage facilities on Property or adjacent property? . . . . . Yes  No

41 If any of the answers in this section are "Yes", explain in detail: \_\_\_\_\_  
42 \_\_\_\_\_  
43 \_\_\_\_\_  
44 \_\_\_\_\_

46 **5. ROOF:**

47 (a) Approximate Age: 0 \_\_\_\_\_ years  Unknown

48 Type: Impact Resistant Shingles \_\_\_\_\_

49 (b) Any problems with the roof, flashing or rain gutters? ..... Yes  No

50 If so, what was the date of the occurrence? \_\_\_\_\_

51 (c) Any repairs to the roof, flashing or rain gutters? ..... Yes  No

52 Date of and company performing such repairs 3/25/26 / Little Apple Roofing \_\_\_\_\_

53 (d) Any roof replacement? .....

54 If yes, was it:  Complete or  Partial Yes  No

55 (e) What is the number of layers currently in place: 1 \_\_\_\_\_ layers, or  Unknown.

56 If any of the answers in this section are "Yes", explain in detail below: (All available warranties and  
57 other documentation are attached) Total roof replacement on 3/25 replaced because of hail damage. Comes with  
58 year transferrable warranty. Light hail damage remains on gutters (cosmetic).  
59 \_\_\_\_\_  
60 \_\_\_\_\_

62 **6. INFESTATION – ARE YOU AWARE OF:**

63 (a) Any termites, wood destroying insects, or **other** pests on the Property? ..... Yes  No

64 (b) Any damage to the property by termites, wood destroying insects or **other**  
65 pests? ..... Yes  No

66 (c) Any termite, wood destroying insects or other pest control treatments on the  
67 Property in the last five years? ..... Yes  No

86 If yes, list company, when and where treated \_\_\_\_\_

69 (d) Any warranty, bait stations or other treatment coverage by a licensed pest  
70 control company on the Property? ..... Yes  No

71 If yes, the annual cost of service renewal is \$ \_\_\_\_\_ and the time remaining on the  
72 service contract is \_\_\_\_\_. (Check One)

73  The treatment system stays with the Property, or  the treatment system is subject to  
74 removal by the treatment company if annual service fee is not paid.

75 If any of the answers in this section are "Yes", explain in detail (attach any receipts): \_\_\_\_\_  
76 \_\_\_\_\_  
77 \_\_\_\_\_  
78 \_\_\_\_\_  
79 \_\_\_\_\_

80 **7. STRUCTURAL, BASEMENT AND CRAWL SPACE ITEMS – ARE YOU AWARE OF:**

81 (a) Movement, shifting, deterioration, or other problems with walls, foundations,  
82 crawl space or slab? ..... Yes  No

83 (b) Any cracks or flaws in the walls, ceilings, foundations, concrete slab,  
84 crawl space, basement floor or garage? ..... Yes  No

85 (c) Any corrective action taken including, but not limited to piercing or bracing? . . . Yes  No

86 (d) Any water leakage or dampness in the house, crawl space or basement? . . . Yes  No

87 (e) Any dry rot, wood rot or similar conditions on the wood of the Property? . . . . Yes  No

88 (f) Any problems with driveways, patios, decks, fences or retaining walls on  
89 the Property? ..... Yes  No

90 (g) Any problems with fireplace and/or chimney? ..... Yes  No

91 Date of last cleaning? \_\_\_\_\_

92 (h) Does the Property have a sump pump? ..... Yes  No

93 (i) Any repairs or other attempts to control the cause or effect of any problem  
94 described above? ..... Yes  No

95 **If any of the answers in this section are “Yes”, explain in detail.** When describing repairs or control  
96 efforts, describe the location, extent, date, and name of the person who did the repair or control effort and  
97 attach, if available, any inspection reports, estimates or receipts: \_\_\_\_\_

98 \_\_\_\_\_  
99 \_\_\_\_\_  
100 \_\_\_\_\_

101  
102 **8. ADDITIONS AND/OR REMODELING:**

103 (a) Are you aware of any additions, structural changes, or other material  
104 alterations to the Property? ..... Yes  No

105 **If “Yes”, explain:** \_\_\_\_\_  
106 \_\_\_\_\_

107 (b) If “Yes”, were all necessary permits and approvals obtained, and was all  
108 work in compliance with building codes? ..... N/A  Yes  No

109 **If “No”, explain:** \_\_\_\_\_  
110 \_\_\_\_\_

111  
112 **9. PLUMBING RELATED ITEMS:**

113 (a) What is the drinking water source?  Public  Private  Well  Cistern  
114 If well water, state type \_\_\_\_\_ depth \_\_\_\_\_  
115 diameter \_\_\_\_\_ age \_\_\_\_\_

- 116 (b) If the drinking water source is a well, when was the water last tested and what  
 117 was the result of the test? \_\_\_\_\_
- 118 (c) Is there a water softener on the Property? ..... Yes  No   
 119 (If so, is it:  Leased  Owned?)
- 120 (d) Is there a water purifier system? ..... Yes  No   
 121 (If so, is it:  Leased  Owned?)
- 122 (e) What type of sewage system serves the Property?  Public Sewer, or  Private Sewer, or  
 123  Septic System, or  Cesspool, or  Lagoon, or  Other \_\_\_\_\_
- 124 (f) If there is a septic system, is there a sewage pump on the septic system? ... Yes  No
- 125 (g) Is there a grinder pump system? ..... Yes  No
- 126 (h) If there is a privately owned system, when was the septic tank, cesspool, or sewage system  
 127 last serviced? \_\_\_\_\_ By whom? \_\_\_\_\_
- 128 (i) Is there a sprinkler system? ..... Yes  No   
 129 Does sprinkler system cover full yard? ..... N/A  Yes  No
- 130 If "No", explain: \_\_\_\_\_
- 131 (j) Is there a back flow prevention device on the lawn sprinkling system, sewer  
 132 or pool? ..... Yes  No   
 133 Are city/county compliance inspections required? ..... Yes  No
- 134 If yes, date of last inspection \_\_\_\_\_
- 135 (k) Are you aware of any leaks, backups, or other problems relating to any of the plumbing,  
 136 water, and sewage related systems? ..... Yes  No
- 137 (l) Type of plumbing material currently used in the Property:  
 138  Copper  Galvanized  Other \_\_\_\_\_
- 139 The location of the main water shut-off is Garage Closet
- 140 (m) The location of the sewer line clean out trap is: Front Yard

141 **If your answer to any of the questions in this section is "Yes", explain in detail and provide**  
 142 **available documentation:** \_\_\_\_\_

147 **10. HEATING AND AIR CONDITIONING:**

- 148 (a) Does the Property have air conditioning? ..... Yes  No   
 149  Central Electric  Central Gas  Heat Pump  Window Unit(s)
- | Unit | Age of Unit | Leased | Owned | Location      | Last Date Serviced/By Whom? |
|------|-------------|--------|-------|---------------|-----------------------------|
| 1.   | 20 Years    |        | Yes   | East of house | 3/30                        |
| 2.   |             |        |       |               | ^^M&S Plumb., Heat., & A/C  |

153 (b) Does the Property have heating systems? ..... Yes  No

154  Electric  Fuel Oil  Natural Gas  Heat Pump  Propane  Fuel Tank  Other \_\_\_\_\_

155 

Unit	Age of Unit	Leased	Owned	Location	Last Date Serviced/By Whom?
------	-------------	--------	-------	----------	-----------------------------

156 

1.	20 Years		Owned	Garage Closet	2/1/26 M&S
----	----------	--	-------	---------------	------------

157 

2.	^^M&S Plumb., Heat., & A/C				
----	----------------------------	--	--	--	--

158 (c) Are there rooms without heat or air conditioning? ..... Yes  No

159 If yes, which room(s)? \_\_\_\_\_

160 (d) Does the Property have a water heater? ..... Yes  No

161  Electric  Gas  Solar

162 

Unit	Age of Unit	Capacity (gallons)	Location	Last Date Serviced/By Whom?
------	-------------	--------------------	----------	-----------------------------

163 

1.	13	40	Garage Closet	3/30
----	----	----	---------------	------

164 

2.	^^M&S Plumb., Heat., & A/C			
----	----------------------------	--	--	--

165 (e) Are you aware of any problems regarding these items? ..... Yes  No

166 If your answer to question 10(c) and/or 10(e) in this section is "Yes", explain in detail: \_\_\_\_\_  
167 \_\_\_\_\_  
168 \_\_\_\_\_  
169 \_\_\_\_\_  
170 \_\_\_\_\_

171 **11. ELECTRICAL SYSTEM:**

172 (a) Type of material used:  Copper  Aluminum  Unknown

173 (b) Type of electrical panel(s):  Breaker  Fuse

174 Location of electrical panel(s): Garage

175 Size of electrical panel (total amps), if known: \_\_\_\_\_

176 (c) Are you aware of any problem with the electrical system? ..... Yes  No

177 If "Yes", explain in detail: \_\_\_\_\_  
178 \_\_\_\_\_  
179 \_\_\_\_\_  
180 \_\_\_\_\_  
181 \_\_\_\_\_

182 **12. HAZARDOUS CONDITIONS:**

183 (a) Underground tanks on the Property? ..... Yes  No

184 (b) Landfill on the Property? ..... Yes  No

- 185 (c) Toxic substances on the Property, (e.g. tires, batteries, etc.)? . . . . . Yes  No
- 186 (d) Has the Property been tested for any of the above listed items? . . . . . Yes  No
- 187 (e) Have you had the property tested for radon? . . . . . Yes  No
- 188 (f) Have you had the property tested for mold? . . . . . Yes  No
- 189 (g) Are you aware of any other environmental issues? . . . . . Yes  No
- 190 (h) Are you aware of any methamphetamine or controlled substances ever being  
191 used or manufactured on the Property? . . . . . Yes  No

192 **If your answer to any of the questions in this section is “Yes”, explain in detail and attach test**

193 **results:** \_\_\_\_\_

194 \_\_\_\_\_

195 \_\_\_\_\_

196 \_\_\_\_\_

197 **13. NEIGHBORHOOD INFORMATION AND HOMEOWNERS ASSOCIATIONS:**

- 198 (a) Are you aware of any current/pending bonds, assessments, or special taxes  
199 that apply to Property? . . . . . Yes  No

200 Amount: \$ \_\_\_\_\_

- 201 (b) Are you aware or have you received any notice of any condition or proposed  
202 change in your neighborhood or surrounding area? . . . . . Yes  No

- 203 (c) Is the Property subject to covenants, conditions, and restrictions of a  
204 Homeowner's Association or subdivision restrictions? . . . . . Yes  No

- 205 (d) Are you aware of any violations of such covenants and restrictions? . . . . . Yes  No

- 206 (e) Does the Homeowner's Association impose its own transfer fee when this  
207 Property is sold? . . . . . Yes  No

208 If “yes”, what is the amount? \$ \_\_\_\_\_ .

- 209 (f) Homeowners Association dues in the amount of \$ \_\_\_\_\_ are payable  yearly  quarterly  
210  monthly. Homeowners Association contact name, phone number, website, or email address:

- 212 (g) Are you aware of any defect, damage, proposed change or problem with any  
213 common elements or common areas? . . . . . Yes  No

- 214 (h) Are you aware of any condition or claim which may result in any change to  
215 assessments or fees? . . . . . Yes  No

- 216 (i) Are streets privately owned? . . . . . Yes  No

- 217 (j) Is Property in a historic, conservation or special review district that  
218 requires any alterations or improvements to Property be approved by a  
219 board or commission? . . . . . Yes  No

- 220 (k) Is Property subject to tax abatement? . . . . . Yes  No

- 221 (l) Is Property subject to a right of first refusal? . . . . . Yes  No

222 **If the answer to any of the above questions is “Yes” except (c), explain in detail, including**

223 **amounts, if applicable:** \_\_\_\_\_

224 \_\_\_\_\_

225 \_\_\_\_\_

226 \_\_\_\_\_

227 **14. OTHER MATTERS:**

- 228 (a) Are you aware of any of the following?
- 229  Party walls  Common areas  Easement Driveways . . . . . Yes  No
- 230 (b) Are you aware of any fire damage to the Property? . . . . . Yes  No
- 231 (c) Are there any liens, other than mortgage(s) currently on the Property? . . . . . Yes  No
- 232 (d) Are there any violations of laws or regulations affecting the Property? . . . . . Yes  No
- 233 (e) Are you aware of any other conditions that may materially and adversely affect
- 234 the value or desirability of the Property? . . . . . Yes  No
- 235 (f) Are you aware of any other condition, including but not limited to financial,
- 236 that may prevent you from completing the sale of the Property? . . . . . Yes  No
- 237 (g) Have you had a pet in the Property? . . . . . Yes  No
- 238 (h) Are you aware of any general stains or pet stains to the carpet, the flooring
- 239 or sub-flooring? . . . . . Yes  No
- 240 (i) Do you have keys for all exterior doors, including garage doors in the
- 241 home? . . . . . Yes  No
- 242 List locks without keys \_\_\_\_\_
- 243 (j) Are you aware of any violation of zoning, setbacks or restrictions, or
- 244 non-conforming uses? . . . . . Yes  No
- 245 (k) Are you aware of any unrecorded interests affecting the Property? . . . . . Yes  No
- 246 (l) Are you aware of anything that would interfere with giving clear title to
- 247 the BUYER? . . . . . Yes  No
- 248 (m) Are you aware of any existing or threatened condemnation or other legal
- 249 action pertaining to the Property? . . . . . Yes  No
- 250 (n) Are you aware of any litigation or settlement of litigation pertaining to this
- 251 Property? . . . . . Yes  No
- 252 (o) Have you added any insulation since you have owned the Property? . . . . . Yes  No
- 253 (p) Have you replaced any appliances that remain with the Property in the
- 254 past five years? . . . . . Yes  No
- 255 (q) Are there any transferable warranties on the Property or any of its
- 256 components? . . . . . Yes  No
- 257 (r) Have you made any insurance or other claims pertaining to this Property
- 258 in the past 5 years? . . . . . Yes  No
- 259 (s) If yes, were repairs from claim(s) completed? . . . . . Yes  No
- 260 Are you aware of any use of synthetic stucco in the Property? . . . . . Yes  No

261 **If any of the answers in this section are "Yes", (except i), explain in detail:** Dishwasher replaced 6 months ago

262 \_\_\_\_\_  
263 \_\_\_\_\_

264 **15. UTILITIES:** Identify the name and phone number for utilities listed below.

265 Electric Company Name - Evergny Phone \_\_\_\_\_

266 Gas Company Name - Kansas Gas Phone \_\_\_\_\_

267 Water Company Name - City of Manhattan Phone \_\_\_\_\_

268 **16. PERSONAL PROPERTY, EQUIPMENT AND APPLIANCES**

269 In consideration of Buyer completing the purchase of the property set forth in #1 above and for no  
270 additional value, it is agreed that the following items located in the subject property shall transfer to  
271 Buyer at closing:

272  
273 **Check if staying:**

- 274
- 275  Air Conditioning Window Units, # \_\_\_\_\_  Propane Tank  Stove Vent Hood/Downdraft
- 276  Central vac and attachments  Own  Lease  Sump Pump
- 277  Dishwasher  Refrigerator  Swimming Pool & Equipment
- 278  Fireplace insert Location of Refrigerator Kitchen  TV Antenna/Receiver/Satellite Dish
- 279  Garage door opener(s), # 2  Security System  Own  Lease
- 280  Garage Door Transmitter(s), # \_\_\_\_\_  Own  Lease  Water Softener and/or purifier
- 281  Laundry - Washer  Smart home devices (identify) Nest  Own  Lease
- 282  Laundry - Dryer  Spa/Hot Tub/Sauna & Equipment  Window curtains and drapes
- 283  Microwave Oven  Statuary/Yard Art (identify) \_\_\_\_\_
- 284  Oven  Elec.  Gas  Convection  Stovetop  Elec.  Gas  Wood/pellet burning stove
- 285
- 286  Other Will leave another washer and  Other \_\_\_\_\_  Other \_\_\_\_\_
- 287  Other \_\_\_\_\_  Other \_\_\_\_\_  Other \_\_\_\_\_
- 288  Other \_\_\_\_\_  Other \_\_\_\_\_  Other \_\_\_\_\_

289  
290 **17. ADDITIONAL DISCLOSURES**

291 Disclose any material information or property inspections and describe any significant repairs,  
292 improvements or alterations to Property not fully revealed above. If applicable, state who did the work.  
293 Attach to this disclosure any repair estimates, inspection reports, invoices, notices or other documents  
294 describing or referring to the matters revealed herein:  
295

296 \_\_\_\_\_

297 \_\_\_\_\_

298 \_\_\_\_\_

299 \_\_\_\_\_

300 \_\_\_\_\_

301 \_\_\_\_\_

302 \_\_\_\_\_

303 The undersigned SELLER represents that the information set forth in the foregoing Disclosure Statement  
304 is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or  
305 guarantee of any kind. SELLER hereby authorizes their agent to provide this information to prospective  
306 BUYER of the property and to real estate brokers and salespeople. **SELLER will promptly notify**  
307 **Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to**  
308 **Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER,**  
309 **in writing, of such changes. (Initial and date any changes and/or attach a list of additional**

310 **changes. If attached, # \_\_\_\_\_ of pages).**  
311

312 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**  
313

314  
315 Blake Slaughter                      03/29/2026                      Amelia Slaughter                      03/30/2026  
316 **SELLER**    **DATE**                      **SELLER**    **DATE**

317 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**  
318

- 319 1. I understand and agree that the information in this form is limited to information of which SELLER has  
320 actual knowledge and that SELLER need only make an honest effort at fully revealing the information  
321 requested.  
322 2. This property is being sold to me without warranties or guaranties of any kind by SELLER or Broker(s)  
323 or agents concerning the condition or value of the Property.  
324 3. I agree to verify any of the above information, and any other important information provided by  
325 SELLER or Broker (including any information obtained through the Multiple Listing Service) by an  
326 independent investigation of my own. I have been specifically advised to have Property examined by  
327 professional inspectors.  
328 4. I acknowledge that neither SELLER nor Broker is an expert at detecting or repairing physical defects  
329 in Property.  
330 5. I specifically represent that there are no important representations concerning the condition or value of  
331 Property made by SELLER or Broker on which I am relying except as may be fully set forth in writing  
332 and signed by them.  
333  
334  
335

336 **BUYER**    **DATE**                      **BUYER**    **DATE**

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Seller's Disclosure and Condition of Property Addendum-2019  
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