



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

1 **SELLER** (*Indicate Marital Status*): _____ John Keltner and Katelyn Keltner (AMC)
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5 **PROPERTY**: _____ 1304 Aberdeen Circle, Raymore, MO 64083
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7 **1. NOTICE TO SELLER.**

8 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets if
9 space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any material
10 defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in civil liability
11 for damages. Non-occupant SELLERS are not relieved of this obligation. This disclosure statement is designed to
12 assist SELLER in making these disclosures. Licensee(s), prospective buyers and buyers will rely on this information.
13 If residential dwelling on Property was built prior to 1978, SELLER is required to complete the federally mandated
14 Lead Based Paint Disclosure Addendum.
15

16 **2. NOTICE TO BUYER.**

17 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a substitute
18 for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by SELLER or a
19 warranty or representation by the Broker(s) or their licensees.
20

21 In the event the outside temperature does not permit safe inspection of the air conditioning, swimming pool, and/or
22 lawn sprinkler systems (if applicable), BUYER waives such inspection and agrees to accept SELLER'S representation
23 herein concerning the condition of the system(s) in lieu of inspection. BUYER understands all Brokers, their
24 representatives, agents or employees have no personal knowledge concerning the condition of the system(s) on the
25 Property. BUYER is relying solely upon the representations of the SELLER concerning the condition of said
26 system(s). Notwithstanding the terms of any inspection provisions of this Contract, BUYER understands the system(s)
27 on the Property cannot be tested without risk of damage to the system(s) during cold weather.
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29 **3. OCCUPANCY.**

30 Approximate age of Property? _____ 13 years _____ How long have you owned? _____ 3 years
31 Does SELLER currently occupy the Property? Yes No
32 If "No", how long has it been since SELLER occupied the Property? _____ years/months
33

34 SELLER has never occupied the Property. SELLER to answer all questions to the best of SELLER'S knowledge.
35

36 **4. TYPE OF CONSTRUCTION.** Conventional/Wood Frame Modular Manufactured
37 Mobile Other _____
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39 **5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (IF RURAL OR VACANT LAND, ATTACH SELLER'S LAND
40 DISCLOSURE ALSO.) ARE YOU AWARE OF:**

- 41 a. Any fill or expansive soil on the Property? Yes No
- 42 b. Any sliding, settling, earth movement, upheaval or earth stability problems
43 on the Property? Yes No
- 44 c. The Property or any portion thereof being located in a flood zone, wetlands
45 area or **proposed** to be located in such as designated by FEMA which
46 requires flood insurance? Yes No
- 47 d. Any drainage or flood problems on the Property or adjacent properties? Yes No
- 48 e. Any flood insurance premiums that you pay? Yes No
- 49 f. Any need for flood insurance on the Property? Yes No
- 50 g. Any boundaries of the Property being marked in any way? Yes No
- 51 h. The Property having had a stake survey? Yes No
- 52 i. Any encroachments, boundary line disputes, or non-utility easements affecting the Property?.... Yes No

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Initials _____ Initials _____
BUYER | BUYER

- 112 g. Any problems with driveways, patios, decks, fences or retaining walls on the Property? Yes No
- 113 h. Any problems with fireplace including, but not limited to firebox, chimney,
- 114 chimney cap and/or gas line? N/A Yes No
- 115 Date of any repairs, inspection(s) or cleaning? _____
- 116 Date of last use? _____ 04/01/2026
- 117 i. Does the Property have a sump pump? Yes No
- 118 If "Yes", location: _____ Basement
- 119 j. Any repairs or other attempts to control the cause or effect of any problem described above? Yes No

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: _____ 8. B) and 8. G)

B) Small vertical superficial crack above closet door in upstairs bedroom.
G) One gate of the fence is not functioning.


9. ADDITIONS AND/OR REMODELING.


- 126 a. Are you aware of any additions, structural changes, or other material alterations to
- 127 the Property? Yes No
- 128 If "Yes", explain in detail: _____
- 129 b. If "Yes", were all necessary permits and approvals obtained, and was all work in
- 130 compliance with building codes? N/A Yes No
- 131 If "No", explain in detail: _____

10. PLUMBING RELATED ITEMS.

- 137 a. What is the drinking water source? Public Private Well Cistern Other: _____
- 138 If well water, state type _____ depth _____ diameter _____ age _____
- 139 b. If the drinking water source is a well, has water been tested for safety? N/A Yes No
- 140 If "Yes", when was the water last checked for safety? _____ (attach test results)
- 141 c. Is there a water softener on the Property? Yes No
- 142 If "Yes", is it: Leased Owned?
- 143 d. Is there a water purifier system? Yes No
- 144 If "Yes", is it: Leased Owned?
- 145 e. What type of sewage system serves the Property? Public Sewer Private Sewer
- 146 Septic System, Number of Tanks _____ Cesspool Lagoon Other _____
- 147 f. Approximate location of septic tank and/or absorption field: _____
- 148 g. The location of the sewer line clean out trap is: _____ Basement
- 149 h. Is there a sewage pump on the septic system? N/A Yes No
- 150 i. Is there a grinder pump system? Yes No
- 151 j. If there is a privately owned system, when was the septic tank, cesspool, or sewage
- 152 system last serviced? _____ By whom? _____
- 153 k. Is there a lawn sprinkler system? Yes No
- 154 Does lawn sprinkler system cover full yard and landscaped areas? N/A Yes No
- 155 If "No", explain in detail: _____
- 156 Month and year of last use: _____ Month and year of last service: _____
- 157 l. Is there a swimming pool on the property? Yes No
- 158 If "Yes" the Seller's Disclosure Swimming Pool-SPA Rider must be attached.
- 159 m. Are you aware of any leaks, backups, or other problems relating to any of the
- 160 plumbing, water, and sewage related systems? Yes No
- 161 n. Type of plumbing material currently used in the Property (check all that apply):
- 162 Copper Galvanized PVC PEX Polybutylene Unknown Other _____
- 163 The location of the main water shut-off is: _____ Basement next to HVAC system
- 164 o. Is there a back flow prevention device on the lawn sprinkling system,
- 165 sewer or pool? N/A Yes No

If your answer to (m) in this section is "Yes", explain in detail or attach available documentation: _____

 Initials

 Initials

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11. HEATING AND AIR CONDITIONING.

- a. Does the Property have air conditioning? Yes No
- Central Electric Central Gas Heat Pump Window Unit(s)
- | Unit | Age of Unit | Leased | Owned | Location | Last Date Serviced/By Whom? |
|------|-------------|--------------------------|-------------------------------------|----------|-----------------------------|
| 1. | 13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Basement | |
| 2. | | <input type="checkbox"/> | <input type="checkbox"/> | | |
- Are you currently using the air conditioning system(s) Yes No
- If "No", date of last use: _____
- b. Does the Property have heating systems? Yes No
- Electric Fuel Oil Natural Gas Heat Pump Propane
- Fuel Tank Other _____
- | Unit | Age of Unit | Leased | Owned | Location | Last Date Serviced/By Whom? |
|------|-------------|--------------------------|-------------------------------------|----------|-----------------------------|
| 1. | 13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Basement | |
| 2. | | <input type="checkbox"/> | <input type="checkbox"/> | | |
- Are you currently using the heating system(s) Yes No
- c. If "No", date of last use: _____
- Are there rooms without heat or air conditioning? Yes No
- If "Yes", which room(s)? _____
- d. Does the Property have a water heater? Yes No
- Electric Gas Solar Tankless
- | Unit | Age of Unit | Leased | Owned | Location | Capacity | Last Date Serviced/By Whom? |
|------|-------------|--------------------------|--------------------------|----------|----------|-----------------------------|
| 1. | 13 | <input type="checkbox"/> | <input type="checkbox"/> | Basement | 50g | |
| 2. | | <input type="checkbox"/> | <input type="checkbox"/> | | | |
- e. Are you aware of any problems regarding these items? Yes No
- If "Yes", explain in detail:

12. ELECTRICAL SYSTEM.



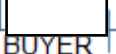
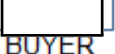
- a. Type of material used: Copper Aluminum Unknown
- b. Type of electrical panel(s): Breaker Fuse
- Location of electrical panel(s): _____ Basement
- Size of electrical panel(s) (total amps), if known: _____ 200amps
- c. Are you aware of any problem with the electrical system? Yes No
- If "Yes", explain in detail:

13. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground tanks on the Property? Yes No
- b. Any landfill on the Property? Yes No
- c. Any toxic substances on the Property (e.g. tires, batteries, etc.)? Yes No
- d. Any contamination with radioactive or other hazardous material? Yes No
- e. Any testing for any of the above-listed items on the Property? Yes No
- f. Any professional testing for radon on the Property? Yes No
- g. Any professional mitigation system for radon on the Property? Yes No
- h. Any professional testing/mitigation for mold on the Property? Yes No
- i. Any other environmental issues? Yes No
- j. Any controlled substances ever manufactured on the Property? Yes No
- k. Any methamphetamine ever manufactured on the Property? Yes No
- (In Missouri, a separate disclosure is required if methamphetamine or other controlled substances have been produced on the Property, or if any resident of the Property has been convicted of the production of a controlled substance.)*

If any of the answers in this section are "Yes", explain in detail or attach test results and other documentation:

Radon mitigation system in basement

| | | | | |
|---|---|-----------------|---|---|
|  |  | Initials |  |  |
| SELLER | SELLER | | BUYER | BUYER |

229 **14. TAXES, NEIGHBORHOOD & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:**

- 230 a. The Property located outside of city limits? Yes No
- 231 Any current/pending bonds, assessments, or special taxes that apply to Property? Yes No
- 232 If "Yes", what is the amount? \$ _____
- 233 b. Any tax credits or a tax freeze? Yes No
- 234 c. The Property being subject to tax abatement? Yes No
- 235 d. Any condition or proposed change in your neighborhood or surrounding
- 236 area or having received any notice of such? Yes No
- 237 e. Any defect, damage, proposed change or problem with any
- 238 common elements or common areas? Yes No
- 239 f. Any condition or claim which may result in any change to assessments or fees? Yes No
- 240 g. Any streets that are privately owned? Yes No
- 241 h. The Property being in a historic, conservation or special review district that
- 242 requires any alterations or improvements to the Property be approved by a
- 243 board or commission? Yes No
- 244 i. The Property being subject to a right of first refusal? Yes No
- 245 If "Yes", number of days required for notice: _____
- 246 j. The Property being subject to covenants, conditions, and restrictions of a
- 247 Homeowner's Association or subdivision restrictions? Yes No
- 248 k. Any violations of such covenants and restrictions? N/A Yes No
- 249 l. The Homeowner's Association imposing its own transfer fee and/or
- 250 initiation fee when the Property is sold? N/A Yes No
- 251 If "Yes", what is the amount? \$ _____
- 252 m. The Property being subject to a Homeowners Association fee? Yes No
- 253 If "Yes", Homeowner's Association dues are paid in full until 01/01/2027 in the amount of
- 254 \$ 405.00 payable yearly semi-annually monthly quarterly, sent to:
- 255 _____ and such includes:

256
 257 Homeowner's Association/Management Company contact name, phone number, website, or email address:
 258 11500 N. Ambassador Dr. #360 Kansas City, MO 64153
 259 816-414-5300
 260

- 261 n. The Property being subject to a secondary Master Community Homeowners Association fee?... Yes No

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 263 **If any of the answers in this section are "Yes" (except m), explain in detail or attach other documentation:**

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268 **15. PREVIOUS INSPECTION REPORTS.**

- 269 Has Property been inspected in the last twelve (12) months? Yes No
- 270 If "Yes", a copy of inspection report(s) are available upon request.

271
 272 **16. OTHER MATTERS. ARE YOU AWARE OF:**

- 273 a. Any of the following?
- 274 Party walls Common areas Easement Driveways Yes No
- 275 b. Any fire damage to the Property? Yes No
- 276 c. Any liens, other than mortgage(s)/deeds of trust currently on the Property? Yes No
- 277 d. Any violations of laws or regulations affecting the Property? Yes No
- 278 e. Any other conditions that may materially affect the value
- 279 or desirability of the Property? Yes No
- 280 f. Any other condition, including but not limited to financial, that may prevent
- 281 you from completing the sale of the Property? Yes No
- 282 g. Any animals or pets residing in the Property during your ownership? Yes No
- 283 h. Any general stains or pet stains to the carpet, the flooring or sub-flooring? Yes No
- 284 i. Missing keys for any exterior doors, including garage doors to the Property? Yes No
- 285 List locks without keys
- 286 j. Any violations of zoning, setbacks or restrictions, or non-conforming uses? Yes No
- 287 k. Any unrecorded interests affecting the Property? Yes No

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- 288 l. Anything that would interfere with giving clear title to the BUYER? Yes No
- 289 m. Any existing or threatened legal action pertaining to the Property? Yes No
- 290 n. Any litigation or settlement pertaining to the Property? Yes No
- 291 o. Any added insulation since you have owned the Property? Yes No
- 292 p. Having replaced any appliances that remain with the Property in the
- 293 past five (5) years? Yes No
- 294 q. Any transferable warranties on the Property or any of its
- 295 components? Yes No
- 296 r. Having made any insurance or other claims pertaining to the Property
- 297 in the past five (5) years? Yes No
- 298 If "Yes", were repairs from claim(s) completed? N/A Yes No
- 299 s. Any use of synthetic stucco on the Property? Yes No

If any of the answers in this section are "Yes", explain in detail:

P) Dishwasher, double oven, and microwave. All bought within last 3 years and remain with house.

17. UTILITIES. Identify the name and phone number for utilities listed below.

| | | | |
|------------------------|-----------------|---------|--------------|
| Electric Company Name: | Evergy | Phone # | 888-471-5275 |
| Gas Company Name: | Spire | Phone # | 816-969-2200 |
| Water Company Name: | City of Raymore | Phone # | 816-331-5182 |
| Trash Company Name: | City of Raymore | Phone # | 816-331-5182 |
| Other: | | Phone # | |
| Other: | | Phone # | |

18. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? N/A Yes No

If "Yes" list:



Honeywell Smart Thermostat and Ring Doorbell Alarm System

Upon Closing SELLER will provide BUYER with codes and passwords, or items will be reset to factory settings.

19. FIXTURES, EQUIPMENT AND APPLIANCES (FILL IN ALL BLANKS).

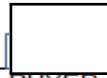
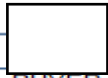
The Residential Real Estate Sale Contract, including this paragraph of the residential Seller's Disclosure and Condition of Property Addendum ("Seller's Disclosure"), not the MLS, or other promotional material, provides for what is included in the sale of the Property. Items listed in the "Additional Inclusions" or "Exclusions" in Subparagraphs 1b and 1c of the Contract supersede the Seller's Disclosure and the pre-printed list in Paragraph 1 of the Contract. If there are no "Additional Inclusions" or "Exclusions" listed, the Seller's Disclosure and the pre-printed list govern what is or is not included in this sale. If there are differences between the Seller's Disclosure and the Paragraph 1 list, the Seller's Disclosure governs. Unless modified by the Seller's Disclosure and/or the "Additional Inclusions" and/or the "Exclusions" in Paragraph 1b and/or 1c, all existing improvements on the Property (if any) and appurtenances, fixtures and equipment (which seller agrees to own free and clear), whether buried, nailed, bolted, screwed, glued or otherwise permanently attached to Property are expected to remain with Property, including, but not limited to:

- | | |
|--|--|
| Attached shelves, racks, towel bars | Fireplace grates, screens, glass doors |
| Attached lighting | Mounted entertainment brackets |
| Attached floor coverings | Plumbing equipment and fixtures |
| Bathroom vanity mirrors, attached or hung | Storm windows, doors, screens |
| Fences (including pet systems) | Window blinds, curtains, coverings and window mounting components |



 06/09/26 06/10/26
 8:52 PM CDT 2:29 PM CDT
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Initials

Initials



 BUYER BUYER

341 **Fill in all blanks using one of the abbreviations listed below.**

342 "OS" = Operating and Staying with the Property (any item that is performing its intended function).

343 "EX" = Staying with the Property but Excluded from Mechanical Repairs; cannot be an Unacceptable
344 Condition.

345 "NA" = Not applicable (any item not present).

346 "NS" = Not staying with the Property (item should be identified as "NS" below.)

347
348

349 NA Air Conditioning Window Units, # _____

350 OS Air Conditioning Central System _____

351 OS Attic Fan _____

352 NA Boat Dock, ID# _____

353 OS Ceiling Fan(s), # 2 _____

354 NA Central Vac and Attachments _____

355 NA Closet Systems, Location _____

356 OS Camera-Surveillance Equipment _____

357 OS Doorbell / 1 Video Doorbell _____

358 NA Electric Air Cleaner or Purifier _____

359 NA Electric Car Charging Equipment _____

360 OS Exhaust Fan(s) – Baths _____

361 OS Fences – Invisible & Controls _____

362 Fireplace(s), # OS _____

363 Location #1 Living Room Location #2 _____

364 OS Chimney _____ Chimney _____

365 OS Gas Logs _____ Gas Logs _____

366 OS Gas Starter _____ Gas Starter _____

367 NA Heat Re-circulator _____ Heat Re-circulator _____

368 OS Insert _____ Insert _____

369 NA Wood Burning _____ Wood Burning _____

370 Other _____ Other _____

371 NA Fountain(s) _____

372 OS Furnace/Heat Pump/Other Heating System _____

373 OS Garage Door Keyless Entry _____

374 OS Garage Door Opener Unit(s), # 2 _____

375 OS Garage Door Remote(s), # 2 _____

376 NA Generator _____

377 NA Humidifier _____

378 NA Intercom _____

379 OS Jetted Tub _____

380 **KITCHEN APPLIANCES**

381 **Cooking Unit**

382 OS Stove/Range _____

383 X Elec. NA Gas X Convection _____

384 NA Built-in Oven _____

385 NA Elec. NA Gas NA Convection _____

386 NA Cooktop NA Elec. NA Gas _____

387 NA Range Exhaust Hood _____

388 OS Microwave Oven _____

389 OS Dishwasher _____

390 OS Disposal _____

391 NA Freezer _____

392 Location _____

393 OS Refrigerator (#1) _____

394 Location _____ Kitchen _____

395 NS Refrigerator (#2) _____

396 Location _____ Garage _____

397 NA Trash Compactor _____

NS Laundry - Washer _____

NS Laundry - Dryer _____

NS Elec. _____ Gas _____

MOUNTED Entertainment Equipment

NS TV, Location Living Room _____

TV, Location _____

TV, Location _____

TV, Location _____

NS Speakers, Location Living Room _____

Speakers, Location _____

Other/Location _____

Other/Location _____

Other/Location _____

Other/Location _____

NS Outside Cooking Unit _____

NS Propane Tank _____

1 Owned Leased _____

OS Security System _____

X Owned Leased _____

OS Smoke/Fire Detector(s), # 7 _____

NA Shed(s), # _____

NA Spa/Hot Tub (SPA Rider Attached) _____

NA Spa/Sauna _____

NA Spa Equipment _____

NA Sprinkler System (Lawn) Auto Timer _____

NA Sprinkler System (Lawn) Back Flow Valve _____

NA Sprinkler System (Lawn) Components & Controls _____

NA Statuary/Yard Art _____

NS Swing set/Playset _____

OS Sump Pump(s), # 1 _____

NA Swimming Pool (Swimming Pool Rider Attached) _____

NA Swimming Pool Heater _____

NA Swimming Pool Equipment _____

NA TV Antenna/Receiver/Satellite Dish _____

Owned Leased _____

OS Water Heater(s) _____

NA Water Softener _____

NA Water Purification System _____

Owned Leased _____

NA Wood Burning Stove _____

NA Yard Light _____

Elec. Gas _____

OS Other Curtains, Curtain Rods _____



OS Other Floating Shelves in Bedroom and bathroom _____

OS Other Blinds _____

OS Other TV Mount in Living Room _____

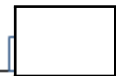
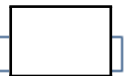
Other _____

OS Other Washer/Dryer NEGOTIABLE _____

 
06/09/26 06/10/26
SELLER SELLER
dotloop verified dotloop verified

Initials

Initials

 
BUYER BUYER

398 Disclose any material information and describe any significant repairs, improvements or alterations to the Property not
399 fully revealed above. If applicable, state who did the work. Attach to this disclosure any repair estimates, reports,
400 invoices, notices or other documents describing or referring to the matters revealed herein:

401 NEW exterior paint 2026
402 NEW interior paint and carpet 2023
403 NEW hardwood flooring/refinishing main level 2025
404 Drywall Ceiling Repair 2026

405 The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing
406 Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or
407 guarantee of any kind. SELLER hereby authorizes the Licensee assisting SELLER to provide this information to
408 prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee**
409 **assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee**
410 **assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER**
411 **and BUYER initial and date any changes and/or attach a list of additional changes. If attached, # _____ of**
412 **pages).**

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

420 *John Keltner*
421 dotloop verified
06/09/26 8:52 PM CDT
UF7T-KS50-PERK-YNCB
422 **SELLER** **DATE**

420 *Katelyn Keltner*
421 dotloop verified
06/10/26 3:29 PM CDT
QXJT-H5ZH-XGZP-UXQY
422 **SELLER** **DATE**

424 **BUYER ACKNOWLEDGEMENT AND AGREEMENT**

- 425
- 426 1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge
427 and SELLER need only make an honest effort at fully revealing the information requested.
 - 428 2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or licensees
429 concerning the condition or value of the Property.
 - 430 3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s)
431 (including any information obtained through the Multiple Listing Service) by an independent investigation of my own.
432 I have been specifically advised to have Property examined by professional inspectors.
 - 433 4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in Property.
 - 434 5. I specifically represent there are no important representations concerning the condition or value of Property made
435 by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

438 _____
439 **BUYER** **DATE**

438 _____
439 **BUYER** **DATE**

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