

53 UTILITIES

54 Utility

Current Provider

55 Gas/Propane: GA Propane if Propane, is tank [X]Owned []Leased
56 Electric: Callaway Electric Coop
57 Water: County Water
58 Sewer: Self
59 Trash: Republic Services
60 Recycle: N/A
61 Internet: Kingdom Telephone
62 Phone: Kingdom Telephone

63 HEATING, COOLING AND VENTILATING (Seller is not agreeing that all items checked are being offered for sale.)

64 (a) Heating Equipment: [X]Forced Air []Hot Water Radiators []Steam Radiators []Radiant []Baseboard
65 (b) Source of heating: []Electric []Natural Gas [X]Propane []Fuel Oil []Other
66 (c) Type of air conditioning: [X]Central Electric []Central Gas []Window/Wall (Number of window units)
67 (d) Areas of house not served by central heating/cooling: garage
68 (e) Additional: []Humidifier []Electronic Air Filter []Media Filter []Attic Fan []Other:
69 (f) Are you aware of any problems or repairs needed with any item in this section? []Yes [X]No If "Yes", please explain
70
71 (g) Other details:

72 FIREPLACE(S)

73 (a) Type of fireplace: [X]Wood Burning []Vented Gas Logs []Vent Free Gas Logs []Wood Burning Stove []Natural Gas []Propane
74 (b) Type of flues/venting:
75 [X]Functional: (properly vented for wood burning and vented gas logs) Number of fireplace(s)2 Location(s)Lvg Rm/Family
76 []Non-Functional: Number of fireplace(s) Location(s) Please explain
77 (c) Are you aware of any problems or repairs needed with any item in this section? []Yes [X]No If "Yes", please explain
78

79 PLUMBING SYSTEM, FIXTURES AND EQUIPMENT; POOL/SPA/POND/LAKE/HOT TUB

80 (a) Water Heater: []Electric []Natural Gas [X]Propane []Tankless []Other:
81 (b) Ice maker supply line: [X]Yes []No
82 (c) Jet Tub: []Yes [X]No
83 (d) Swimming Pool/Spa/Hot Tub: [X]Yes []No
84 (If Yes, attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement)
85 (e) Lawn Sprinkler System: []Yes [X]No If yes, date of last backflow device inspection certificate:
86 (f) Are you aware of any problems or repairs needed in the plumbing system? []Yes [X]No If "Yes", please explain
87

88 WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

89 (a) What is the source of your drinking water? [X]Public []Community []Well []Other (explain)
90 (b) If Public, identify the utility company: Callaway Water
91 (c) Do you have a softener, filter or other purification system? [X]Yes []No []Owned []Leased/Lease Information
92 (d) Are you aware of any problems relating to the water system including the quality or source of water or any components such as
93 the curb stop box? []Yes [X]No If "Yes", please explain

94 SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)

95 (a) What is the type of sewerage system to which the house is connected? []Public []Private [X]Septic []Aerator []Other
96 If "Other" please explain
97 (b) Is there a sewerage lift system? []Yes [X]No If "Yes", is it in good working condition? []Yes []No
98 (c) When was the septic/aerator system last serviced? Do not know
99 (d) Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system? []Yes [X]No
100 If "Yes", please explain

101 APPLIANCES (Seller is not agreeing that all items checked are being offered for sale.)

102 (a) Electrical Appliances and Equipment: [X]Electric Stove/Range/Cook top [X]Oven [X]Built-in Microwave Oven
103 [X]Dishwasher [X]Garbage Disposal []Trash Compactor []Wired smoke alarms [X]Electric dryer (hook up)
104 [X]Ceiling Fan(s) []Intercom System []Central Vacuum System []Other
105 (b) Gas Appliances & Equipment: []Natural Gas []Propane
106 []Oven []Gas Stove/Range/Cook top []Exterior Lights []Barbecue []Water heater []Tankless Water Heater
107 []Gas dryer (hook up) []Other
108 (c) Other Equipment: []TV Antenna []Cable Wiring [X]Phone Wiring []Network/Data Wiring
109 [X]Electric Garage Door Opener(s) Number of controls 2
110 [X]Security Alarm System [X]Owned []Leased /Lease information: Monitored by Sonitrol

169 **HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

170 (a) Lead: (Note: Production of lead-based paint was banned in 1978. See Disclosure of Information and Acknowledgement Lead Based
171 Paint and/or Lead-Based Paint Hazards, form #2049.)

- 172 (1) Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property? Yes No
- 173 (2) Are you aware if it has ever been covered or removed? Yes No
- 174 (3) Are you aware if the property has been tested for lead? Yes No If "Yes", please give date performed, type of test and test
175 results _____
- 176 (4) Please explain any "Yes" answers you gave in this section _____

177
178 (b) Asbestos Materials

- 179 (1) Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring,
180 pipe wrap, etc.? Yes No
- 181 (2) Are you aware of any asbestos material that has been encapsulated or removed? Yes No
- 182 (3) Are you aware if the property has been tested for the presence of asbestos? Yes No If "Yes", please give date performed,
183 type of test and test results _____
- 184 (4) Please explain any "Yes" answers you gave in this section _____

185
186 (c) Mold

- 187 (1) Are you aware of the presence of any mold on the property? Yes No
- 188 (2) Are you aware of anything with mold on the property that has ever been covered or removed? Yes No
- 189 (3) Are you aware if the property has ever been tested for the presence of mold? Yes No If "Yes", please give date performed,
190 type of test and test results _____
- 191 (4) Please explain any "Yes" answers you gave in this section _____

192
193 (d) Radon

- 194 (1) Are you aware if the property has been tested for radon gas? Yes No If "Yes", please give date performed, type of test
195 and test results _____
- 196 (2) Are you aware if the property has ever been mitigated for radon gas? Yes No If "Yes", please provide the date and name
197 of the person/company who did the mitigation _____

198 (e) Methamphetamine

199 Are you aware if the property is or was used as a lab, production or storage site for methamphetamine or was the residence of
200 a person convicted of a crime related to methamphetamine or a derivative controlled substance related thereto?
201 Yes No If "Yes", Section 442.606 RSMo requires you to disclose such facts in writing, please explain _____
202

203 (f) Waste Disposal Site or Demolition Landfill (permitted or unpermitted)

204 Are you aware of any permitted or unpermitted solid waste disposal site or demolition landfill on the property? Yes No
205 If "Yes", Section 260.213 RSMo requires you to disclose the location of any such site on the property. Please provide such
206 information. _____

207
208 **Note: If Seller checks "Yes", Buyer may be assuming liability to the State for any remedial action at the property.**

209 (g) Radioactive or Hazardous Materials

210 Have you ever received a report stating affirmatively that the property is or was previously contaminated with radioactive
211 material or other hazardous material? Yes No If "Yes", Section 442.055 RSMo requires you to disclose such knowledge
212 in writing. Please provide such information, including a copy of such report, if available. _____
213

214 (h) Other Environmental Concerns

215 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's),
216 electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.? Yes No If "Yes", please
217 explain _____
218

219 **SURVEY AND ZONING**

- 220 (a) Are you aware of any shared or common features with adjoining properties? Yes No
- 221 (b) Are you aware of any rights of way, unrecorded easements, or encroachments, which affect the property? Yes No
- 222 (c) Is any portion of the property located within the 100-year flood hazard area (flood plain)? Yes No
- 223 (d) Do you have a survey of the property? Yes No (If "Yes", please attach) Does it include all existing improvements on the
224 property? Yes No
- 225 (e) Are you aware of any violations of local, state, or federal laws/regulations, including zoning, relating to the property? Yes No
- 226 (f) Please explain any "Yes" answers you gave in this section _____
227

_____/_____/_____
BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page
SELLER SELLER

228 **INSURANCE**

229 Are you aware of any claims that have been filed for damages to the property? Yes No If "Yes", please provide the following
230 information: date of claim, description of claim, repairs and/or replacements completed _____
231 _____
232 _____
233 _____

234 **MISCELLANEOUS**

- 235 (a) The approximate age of the residence is 47 years. The Seller has occupied the property from N/A to _____.
- 236 (b) Has the property been continuously occupied during the last twelve months? Yes No If "No", please explain Inherited the
237 property from my Aunt who was in a nursing home for 6 years
- 238 (c) Is the property located in an area that requires any compliance inspection(s) including municipality, conservation, fire district or
239 any other required governmental authority? Yes No If "Yes", please explain _____
240 _____
- 241 (d) Is the property located in an area that requires any specific disclosure(s) from the city or county? Yes No If "Yes", please
242 explain _____
- 243 (e) Is the property designated as a historical home or located in a historic district? Yes No If "Yes", please explain _____
244 _____
- 245 (f) Is property tax abated? Yes No Expiration date _____ Attach documentation from taxing authority.
- 246 (g) Are you aware of any pets having been kept in or on the property? Yes No If "Yes" please explain Not in the last 7 years
247 _____
- 248 (h) Is the Buyer being offered a protection plan/home warranty at closing at Seller's expense? Yes No (If "Yes", please attach)
- 249 (i) Are you aware of any inoperable windows or doors, broken thermal seals, or cracked/broken glass? Yes No
- 250 (j) Are you aware if carpet has been laid over a damaged wood floor? Yes No
- 251 (k) Are you aware of any existing or threatened legal action affecting the property? Yes No
- 252 (l) Are you aware of any consent required of anyone other than the signer(s) of this form to convey title to the property? Yes No
- 253 (m) Please explain any "Yes" answers you gave for (i), (j), (k), or (l) above _____
254 _____

255 **Additional Comments:**

256 _____
257 _____
258 _____
259 _____
260 _____

261 Seller attaches the following document(s): _____

_____/_____
BUYER BUYER Initials BUYER and SELLER acknowledge they have read this page JS / _____
SELLER SELLER

262 **SELLER'S ACKNOWLEDGEMENT:**

263 Seller acknowledges that he has carefully examined this statement and that it is complete and accurate to the best of Seller's knowledge.
264 Seller agrees to immediately notify listing broker in writing of any changes in the property condition. Seller authorizes all brokers and
265 their licensees to furnish a copy of this statement to prospective Buyers.

266 Tracy Stewart 02 / 04 / 2020
267 SELLER SIGNATURE DATE

SELLER SIGNATURE DATE

268 Tracy Stewart/ T Stewart Farms, LLC
269 Seller Printed Name

Seller Printed Name

270 **BUYER'S ACKNOWLEDGEMENT:**

271 Buyer acknowledges having received and read this Seller's Disclosure Statement. Buyer understands that the information in this Seller's
272 Disclosure Statement is limited to information of which Seller has actual knowledge. Buyer should verify the information contained in
273 this Seller's Disclosure Statement, and any other important information provided by either Seller or broker (including any information
274 obtained through the Multiple Listing Service) by an independent, professional investigation of his own. Buyer acknowledges that broker
275 is not an expert at detecting or repairing physical defects in property.

276 _____
277 BUYER SIGNATURE DATE

BUYER SIGNATURE DATE

278 _____
279 Buyer Printed Name

Buyer Printed Name

TITLE	Package Signature
FILE NAME	9fa7897e93b30c7f965c.pdf
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