

6 Please explain any "Yes" answers you gave in this section:

RADIOACTIVE OR HAZARDOUS MATERIALS			
	YES	NO	UNK
7 Have you ever received a report stating affirmatively that the Property is or was previously contaminated with radioactive material or other hazardous material? If "Yes," §442.055 RSMo requires you to disclose such knowledge in writing. Please provide such information, including a copy of such report, if available.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8 Please explain any "Yes" answers you gave in this section:			
ADDITIONAL DISCLOSURES			
Lead-Based Paint			
	YES	NO	UNK
9 Are you aware of the presence of any lead hazards (such as paint, water supply lines, etc.) on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10 Are you aware if it has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11 Are you aware if the property has been tested for lead?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12 Please explain any "Yes" answers you gave in this section including test date, type of test and results:			
Radon			
	YES	NO	UNK
13 Are you aware if the property has been tested for radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14 Are you aware if the property has ever been mitigated for radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15 Please explain any "Yes" answers you gave in this section:			
Mold			
	YES	NO	UNK
16 Are you aware of the presence of any mold on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17 Are you aware of anything with mold on the property that has ever been covered or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18 Are you aware if the property has ever been tested for the presence of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19 Please explain any "Yes" answers you gave in this section:			
Asbestos Materials			
	YES	NO	UNK
20 Are you aware of the presence of asbestos materials on the property, such as roof shingles, siding, insulation, ceiling, flooring, pipe wrap, etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21 Are you aware of any asbestos material that has been encapsulated or removed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22 Are you aware if the property has been tested for the presence of asbestos?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23 Please explain any "Yes" answers you gave in this section:			
Other Environmental Concerns			
	YES	NO	UNK
24 Are you aware of any other environmental concerns that may affect the property such as polychlorinated biphenyls (PCB's), electro-magnetic fields (EMF's), underground fuel tanks, unused septic or storage tanks, etc.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25 Please explain any "Yes" answers you gave in this section:			
SUBDIVISION, CONDOMINIUM, VILLA, CO-OP, OR OTHER SHARED COST DEVELOPMENT (if applicable)			
26 Development Name	N/A		
27 Contact Name		Phone #	
28 Type of Property (check all that apply)	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Condominium <input type="checkbox"/> Townhome <input type="checkbox"/> Villa <input type="checkbox"/> Co-op		
29 Mandatory Assessment #1	\$ _____ per <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input type="checkbox"/> Other		
30 Mandatory Assessment #2	\$ _____ per <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Annual <input type="checkbox"/> Other		
31 Mandatory Assessment(s) include:	N/A		
<input type="checkbox"/> entrance sign/structure <input type="checkbox"/> street maintenance <input type="checkbox"/> common ground <input type="checkbox"/> snow removal specific to dwelling <input type="checkbox"/> snow removal common area <input type="checkbox"/> landscaping of common area <input type="checkbox"/> landscaping specific to dwelling <input type="checkbox"/> reception facility <input type="checkbox"/> clubhouse <input type="checkbox"/> pool <input type="checkbox"/> tennis court <input type="checkbox"/> exercise area <input type="checkbox"/> water <input type="checkbox"/> sewer <input type="checkbox"/> trash removal <input type="checkbox"/> doorman <input type="checkbox"/> cooling <input type="checkbox"/> heating <input type="checkbox"/> security <input type="checkbox"/> elevator <input type="checkbox"/> some insurance <input type="checkbox"/> real estate taxes <input type="checkbox"/> other common facility _____ <input type="checkbox"/> assigned parking space(s): how many _____ identified as _____ <input type="checkbox"/> other specific item(s): _____ <input type="checkbox"/> Dwelling exterior maintenance covered by Assessment: _____			

	YES	NO	UNK
32 Are you aware of any existing or proposed special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
33 Are you aware of any special taxes and/or district improvement assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
34 Are you aware of any condition or claim which may cause an increase in assessment or fees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
35 Are you aware of any material defects in any common or other shared elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
36 Are you aware of any existing indentures/restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
37 Are you aware of any violation of the indentures/restrictions by yourself or by others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
38 Is there a recorded shared driveway/street/road maintenance agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
39 Is there a driveway/street/road that is not maintained by city or county? If so, please explain in description.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	-

40 Please explain any "Yes" answers you gave in this section:
Private Shared roadway - Easement, no agreed maintenance fees

UTILITIES

Services	Current Provider	Phone #			Avg Monthly Cost
			<input type="checkbox"/> Owned	<input type="checkbox"/> Leased	
41 Propane					
42 Gas					
43 Electric	<i>Ralls County Electric</i>				<i>350.00</i>
44 Water	<i>Cannon Water District</i>				<i>75.00 - w/ livestock</i>
45 Sewer	<i>Lagoon</i>				<i>N/A</i>
46 Trash	<i>Dayne's Waste</i>				<i>60.00</i>
47 Recycle					
48 Internet	<i>Ralls Tech</i>				<i>60.00</i>
49 Phone					

HEATING, VENTILATION AND COOLING ("HVAC") SYSTEMS

Type of Heating Equipment:

50 Zone 1: Age *21* Brand Forced Air Heat Pump Radiant Baseboard Geo-Thermal Other

51 Zone 2: Age _____ Brand Forced Air Heat Pump Radiant Baseboard Geo-Thermal Other

Fuel Source of Heating Equipment:

52 Zone 1: Natural Gas Electric Propane Fuel Oil Solar Other *Wood*

53 Zone 2: Natural Gas Electric Propane Fuel Oil Solar Other

Type of Air Conditioner:

54 Zone 1: Age *21* Brand Central Electric Central Gas Window/Wall (# of Units: _____) Other

55 Zone 2: Age _____ Brand Central Electric Central Gas Window/Wall (# of Units: _____) Other

	YES	NO	UNK
56 Are you aware of any problems or issues with any part of the HVAC system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
57 Do you have any existing maintenance agreements in place?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
58 Are any areas of the home not covered by central heating /cooling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-

59 **With respect to the last service/repair made to the HVAC system, please describe in detail the scope of work, date, name of person/company who did the work and cost:**

60 Please explain any "Yes" or "Other" answers you gave in this section:

FIREPLACE(S)

	YES	NO	UNK
61 Location 1: Room: <i>Living Room</i> Functional and properly vented? Type: <input checked="" type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	-
62 Location 2: Room: _____ Functional and properly vented? Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	-
63 Location 3: Room: _____ Functional and properly vented? Type: <input type="checkbox"/> Wood Burning <input type="checkbox"/> Gas Logs <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> UNK	<input type="checkbox"/>	<input type="checkbox"/>	-

64 Are you aware of any problems or repairs needed with any item in this section?

65 Please explain any "Yes" or "No" answers you gave in this section:
wood stove used last winter with no issues

PLUMBING SYSTEM, FIXTURES AND EQUIPMENT

66 Plumbing System: Copper PVC PEX Galvanized Other:

67 Water Heater 1: Age: *2* Location: *Downstairs Bath* Tank Size: _____ Gas Electric Propane Tankless Other

68 Water Heater 2: Age: _____ Location: _____ Tank Size: _____ Gas Electric Propane Tankless Other

UNK=Unknown

_____/_____
 BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

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 SELLER SELLER

	YES	NO	UNK
69 Does the property have an ice-maker supply line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
70 Is property equipped with a Lawn Irrigation System? If yes, please provide date of last backflow device inspection certificate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
71 Are you aware of any problems or repairs needed in the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
72 Does property have a Swimming Pool/Spa/Hot Tub? (If "Yes," attach Form #2180, Pool/Spa/Pond/Lake Addendum to Seller's Disclosure Statement.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
73 Please explain any "Yes" or "Other" answers you gave in this section:			
WATER (If well exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)			
74 What is the source of your drinking water? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Other			
75 If well, when was the water last tested? <u>N/A</u> Is test documented? <input type="checkbox"/> Yes or <input type="checkbox"/> No. If yes, please provide documentation.			
76 Do you have a water softener? <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No. If yes, is it <input type="checkbox"/> Owned or <input type="checkbox"/> Leased. If leased, provide lessor and cost below.			
	YES	NO	UNK
77 Are you aware of any problems relating to the water system including the quality or source of water or any components such as the curb stop box?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
78 Please explain any "Yes" answers you gave in this section and water softener lease information if applicable :			
SEWERAGE (If Septic or Aerator exists, attach Form #2165, Septic/Well Addendum to Seller's Disclosure Statement)			
79 What is the type of sewerage system to which the house is connected? <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Septic <input type="checkbox"/> Aerator <input type="checkbox"/> Other If Other, please explain: <u>Lagoon</u>			
80 If septic/aerator, when was system last serviced? <u>N/A</u>			
	YES	NO	UNK
81 Is there a sewerage lift system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
82 Is there a sewerage grinder system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
83 Are you aware of any leaks, backups, open drain lines or other problems relating to the sewerage system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
84 Please explain any "Yes" answers you gave in this section:			
ELECTRICAL (Note: Certain types of electrical panels have been subject to recall)			
Type of Service Panel(s):			
85 Panel 1: Amps <u>110</u> Brand <u>Circuit Breakers</u> <input checked="" type="checkbox"/> Fuses <input type="checkbox"/> Other <input type="checkbox"/>			
86 Panel 2: Amps <u>220</u> Brand <u>Circuit Breakers</u> <input checked="" type="checkbox"/> Fuses <input type="checkbox"/> Other <input type="checkbox"/>			
87 Panel 3: Amps _____ Brand _____ <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Other <input type="checkbox"/>			
Type of Wiring:			
88 Panel 1: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
89 Panel 2: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
90 Panel 3: <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> UNK <input type="checkbox"/> Other			
	YES	NO	UNK
91 Are you aware of any problems or repairs needed in the electrical system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
92 Are you aware of any of the panels in services in the property being subject to recall or otherwise out of date?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-
93 Please explain any "Yes" answers you gave in this section:			
CONSTRUCTION			
94 The property was originally constructed in: <u>2004</u> . Seller has occupied property from <u>2015</u> to <u>2025 (current)</u>			
95 List all significant additions, modifications, renovations, & alterations to the property during your ownership below: <u>Upstairs 2 Bedrooms - new flooring, dry wall in one, updated laundry room - added washer/dryer hookups & large sink, new 40x72 Shop built 2023, new barn 28x46 built 2022, resided chicken coope, installed automatic water system for outdoor pets</u>			
	YES	NO	UNK
96 Were required permits obtained for the work described above?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
97 Please explain any "No" answers you gave in this section:			

UNK=Unknown

_____/_____
BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

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SELLER SELLER

FOUNDATION			
98	Type of Foundation:	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Cinder Block <input type="checkbox"/> Stone <input type="checkbox"/> Wood <input type="checkbox"/> Other:	
		YES	NO
99	Are you aware of any problems or issues with foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
100	Are you aware of any problems with the footing, foundation walls, sub-floor, interior and exterior walls, roof construction, decks/porches or other load bearing components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
101	Are you aware of any movement, shifting, deterioration, or other problems with walls, foundations, crawl space or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
102	Are you aware of cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement floor or garage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
103	Are you aware of any repairs to any of the building elements listed above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
104	Were required permits obtained for any repairs described above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
105	Please explain any "Yes" answers you gave in this section, including location, extent, date and name of the person/company who did the repair or control effort:		
BASEMENT AND CRAWL SPACE (Complete only if applicable) N/A			
106	Is the home equipped with a sump pit?	<input type="checkbox"/>	<input type="checkbox"/>
107	Is the home equipped with a sump pump?	<input type="checkbox"/>	<input type="checkbox"/>
108	Are you aware of any issues with sump pit(s) & pump(s)?	<input type="checkbox"/>	<input type="checkbox"/>
109	Are you aware of any dampness, water accumulation or leakage, in the basement or crawl space or slab?	<input type="checkbox"/>	<input type="checkbox"/>
110	Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	<input type="checkbox"/>	<input type="checkbox"/>
111	Please explain any "Yes" answers you gave in this section:		
ROOF, GUTTERS AND DOWNSPOUTS			
112	What is the approximate age of the roof? 21 Is it documented? If yes, please provide documentation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
113	Are you aware of any active leaks to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
114	Has the roof ever leaked during your ownership?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
115	Has the roof been repaired, recovered or any portion of it replaced or recovered during your ownership?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
116	Are you aware of any problems with the roof, gutters or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
117	Does the property have multiple layers of roofing currently installed on any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
118	Please explain any "Yes" answers you gave in this section and attach any documentation: Replaced flashing near chimney, no additional leaks since repaired		
PESTS/TERMITES/WOOD DESTROYING INSECTS			
119	Are you aware of any pests, rodents or termites/wood destroying insects impacting the property and improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
120	Are you aware of any uncorrected damage to the property caused by above?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
121	Are you aware of any control reports for the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
122	Are you aware of any control treatments to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
123	Is your property currently under a warranty contract by a licensed pest/termite control company? If so, when does it expire and what is the renewal costs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
124	Please explain any "Yes" answers you gave in this section:		
SOIL AND DRAINAGE			
125	Are you aware of any fill, expansive soil or sinkholes on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
126	Are you aware of any soil, earth movement, flood, drainage or grading problems on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
127	Are you aware of any past, present or proposed mining, strip-mining, or any other excavations on the property or that may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
128	Are you aware of any Post-construction Stormwater Best Management Practices (BMPs) on the property? (BMPs are private stormwater management facilities which include a recorded formal Maintenance Agreement with the Metropolitan Sewer District, e.g., retention ponds, rain gardens, sand filters, permeable pavement)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
129	Please explain any "Yes" answers you gave in this section:		

UNK=Unknown

_____/_____
BUYER BUYER

Initials BUYER and SELLER acknowledge they have read this page

M.J.B. C.B.
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ADDITIONAL COMMENTS

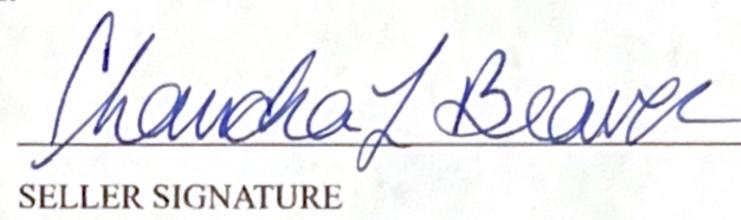
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Seller attaches the following document(s): _____

SELLER'S ACKNOWLEDGEMENT:

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

 7/27/25
 SELLER SIGNATURE DATE

 7/27/25
 SELLER SIGNATURE DATE

Michael J. Beaver
 Seller Printed Name

Chandra L. Beaver
 Seller Printed Name

BUYER'S ACKNOWLEDGEMENT:

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

 BUYER SIGNATURE DATE

 BUYER SIGNATURE DATE

 Buyer Printed Name

 Buyer Printed Name

PACKAGE CERTIFICATE

RESIDENTIAL SELLERS DISCLOSURE (IF APPLICABLE)

7 pages

This document has legal consequences..pdf

7 pages

E-SIGN INFO



Status:

SIGNED

Originator:

Jason Chinn
jchinn@trophy.com
IP: 216.241.194.71
Domain: trophy.brokermint.com
Date: Jul 28, 2025 07:40 AM

Package ID:

3E2E11C85707A9FB44E6D65879C384B5

Time zone:

CDT (UTC-5)

Signers:

	Chandra L. Beaver Chandra L. Beaver	chandrabeaver@aol.com IP: 104.171.75.150	Signed	Jul 28, 2025 07:42 AM id: b84e169efd06a93059c53b892e9a601	
	Michael J. Beaver Michael J. Beaver	beaver83@hotmail.com IP: 140.248.30.0	Signed	Jul 28, 2025 07:45 AM id: 0b65b5e20dd97c7d733f13221d44b508	

HISTORY

Jul 28, 2025 07:42 AM		Chandra L. Beaver	chandrabeaver@aol.com	IP: 104.171.75.150	Viewed
Jul 28, 2025 07:42 AM		Chandra L. Beaver	chandrabeaver@aol.com	IP: 104.171.75.150	Signed
Jul 28, 2025 07:44 AM		Michael J. Beaver	beaver83@hotmail.com	IP: 140.248.30.0	Viewed
Jul 28, 2025 07:45 AM		Michael J. Beaver	beaver83@hotmail.com	IP: 140.248.30.0	Signed
Jul 28, 2025 07:45 AM		Package has been fully signed and sealed			Completed