

SELLER DISCLOSURE OF PROPERTY CONDITION



(To be delivered prior to buyer making Offer to Buy Real Estate)

Property Owner(s) & Address:

	pose of Disclosure: Completion of Ser(s) disclose condition and information			r 558A of the Iowa code which r	nandates the
Ex cor pro ten spo Sel	tempt Properties: Properties exempted intaining 5 or more dwellings units; componenties; fiduciaries in the course of an inants, or tenants in common; to or from the course; commercial or agricultural properties; certifies that the property is exert so, you may stop here.	ed from the Seller's out ordered transfers; administration of an any governmental perty which has no details.	disclosure requirement in transfers by a power of a decedent's estate, guardi division; quit claim dec wellings.	ttorney; foreclosures; lenders sellin ianship, conservatorship, or trust; b eds; intra family transfers; betwee	ng foreclosed between join en divorcing
	Seller	Date	Seller	Date	
	Buyer	Date	Buyer	Date	
true state This insp	ler's Disclosure Statement: Seller disc e and accurate to the best of my/our kn ement to any person or entity in conne s statement shall not be a warranty of pection or warranty the purchaser may ent acting on behalf of the Seller. The ich is written on this form. Seller ad	owledge as of the dection with actual or any kind by Seller or wish to obtain. The Agent has no inde	ate signed. Seller author anticipated sale of the por Seller's Agent and share following are represent ependent knowledge of ain independent inspect	rizes Agent to provide a copy of a property or as otherwise provided all not be intended as a substitute attations made by Seller and are not the condition of the property of	this by law. for any ot by any
 I. l	Property Conditions, Impro	vements and A	dditional Informa	ation: (Section I is Mana	latory)
	Basement/Foundation: Has there please explain:		<u>=</u>		If yes,
2.	Roof: Any known problems? Yes [] No [] Unknown [] Type Unknown [] Date of repairs/replacement Unknown [] Describe:				
3.	Well and pump: Any known produce of repair:	oblems? Yes[] N	No[] Unknown[]T	ype of well (depth/diameter), a een tested? Yes [] No [] Unkr	ige and lown []
4.	Septic tanks/drain fields: Any k Unknown [] Age Unknown Has the system been inspected wit Yes[] No[] UNK[] Date of inspec	nown problems? I n [] hin 2 years or pun	Yes [] no [] Unknown	n[] Location of tankyears?	

э.	Date of repairs
	Heating system(s): Any known problems? Yes []No[] Any known repairs/replacement? Yes [] No[] Date of repairs
7.	Central Cooling system(s): Any known problems? Yes [No [] Any known repairs/replacement? Yes [] No [] Date of repairs
8.	Plumbing system(s): Any known problems? Yes [No [] Any known repairs/replacement? Yes [] No [] Date of repairs
9.	Electrical system(s): Any known problems? Yes [] No [] Any known repairs/replacement? Yes [] No [] Date of repairs
10.	Pest Infestation: (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems? Yes [] No [] Unknown [] Date of treatment Previous Infestation/Structural Damage? Yes [] No [] Date of repairs
11.	Asbestos: Is asbestos present in any form in the property? Yes [] No [] Unknown [] If yes, explain:
12.	Radon: Any known tests for the presence of radon gas? Yes [] No [] If yes, test results? Date of last report Seller Agrees to release any testing results. If not, Check here []
13	Lead Based Paint: Known to be present or has the property been tested for the presence of lead based paint? Yes [] No [] Unknown [] If yes, what were the test results?
	Has the lead disclosure form and pamphlet been provided? Yes [] No []
14	Any known encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes [] No [] Unknown []
15	Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or maintenance responsibility may have an effect on the property? Yes [] No [] Unknown []
16	. Structural Damage: Any known structural damage? Yes [] No[] Unknown []
17	. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes [] No [] Unknown []
18	. Is the property located in a flood plain? Yes [] No [] Unknown [] If yes, flood plain designation
19	. Do you know the zoning classification of this property? Yes [] No [] Unknown [] What is the zoning?
20	. Covenants: Is the property subject to restrictive covenants? Yes [No] Unknown [] If yes, attach a copy OR state where a true, current copy of the covenants can be obtained: [] On file at County Recorder's office or:
	You MUST explain any "Yes" responses above (Attach additional sheets if necessary):
_	
	Seller initials Buver initials

II. Appliances/Systems/Services (Note: Section II is for the convenience of Buyer/Seller and is not mandatory):

Notice: Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	Included	Working? Yes No O			Included	Working? Yes No	OR
Range/Oven Dishwasher Refrigerator Hood/Fan Disposal TV receiving Equipment Sump Pump Alarm System Central AC Window AC Central Vacuum Gas Grill Attic Fan Intercom Microwave Trash Compactor Ceiling Fan Water Softener/ Conditioner LP Tanks	##### ()()()() () d d()d ()()		/A)))))))))))))))))))	Lawn Sprinkler System Solar Heating System Pool Heater, Wall liner & equipment Well & Pump Smoke Alarm Septic Tank & Drain field City Water System City Sewer System Plumbing System Central Heating System Water Heater Windows Fireplace/Chimney Wood Burning System Furnace Humidifier Sauna/Hot tub Locks and Keys Dryer Washer	() () () () () () () () ()	() () () () () () () () () () () () () (() () () () () () () () () () () () () (
Keys & Locks Swing Set Basketball Hoop "Pet fence" Pet Collars Garage door opener Exceptions/Expl	() () () ()	() () (() () (() () (() () (() () ())) # of collars) # of remotes	Storage Shed Underground Boat Dock Boat Hoist	· () ()	() () ()	()
Warranties may beIII. Additiona1. Any significa2. Has there bee	l Non-M nt structur	Seller initial Seller	equested Items: a or alteration to pro-	CR WARRANTY BE arranty companies. Buyer initials Are you as the Seller as operty? Yes [] No [] Unsurance claim over \$5,00? Yes [] No [] Unkno	ware of any of onknown [] Pl	f the follo ease expla r damage	wing: ain: to the

been repaired/replaced? Yes [](No[]

3.	Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? Yes [] No [] Unknown []
4.	Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes [] No [] Unknown []
5.	Private burial grounds: Does property contain any private burial ground? Yes [] No [] Unknown []
6.	Neighborhood or Stigmatizing conditions or problems affecting this property? Yes [] No [] Unknown []
	Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes [] No [] Unknown [] If yes, what were the test results?
8.	Attic Insulation: Type Rolled Fiber glass Unknown [] Amount Unknown []
	Are you aware of any area environmental concerns? Yes [] No [] Unknown [] If yes, please explain:
	Are you related to the listing agent? Yes [] No[] If yes, how?
11.	. Where survey of property may be found: County recorder
If	the answer to any item is yes, please explain. Attach additional sheets, if necessary:
	Repairs: Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.) (Note: pairs are not normal maintenance items) (Attach additional sheets, if necessary)
the str im dir	ller has owned the property since 2 1 2008 (date). Seller has indicated above the history and condition of all e items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the uctural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will mediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not ectly made by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges ller has retained a copy of this statement.
Sh Se Bu	ller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact leet", prepared by the Iowa Department of Public Health. Seller
Bu	yer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa epartment of Public Health.
Bu	yer Buyer Date



DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT: LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Address:				
Lead Warning Statement Every purchaser of any interest in residential notified that such property may present exposu developing lead poisoning. Lead poisoning in learning disabilities, reduced intelligence quot poses a particular risk to pregnant women. The buyer with any information on lead-based paint notify the buyer of any known lead-based paint hazards is recommended prior to purchase.	are to lead anyoung chitient, behave seller of and hazards from	from lead-based paint that may place young of didren may produce permanent neurological divided problems, and impaired memory. Leany interest in residential real property is required marisk assessments or inspections in the sellenges.	children at risk of lamage, including ad poisoning also red to provide the r's possession and	
SELLER'S DISCLOSURE (initial)				
(a) Presence of lead-based paint and/o				
☐ Known lead-based paint an	id/or lead-b	ased paint hazards are present in the housing (explain).	
(b) Records and Reports available to t	he Seller (c		_	
Seller has provided the Purchaser with all available records and reports pertaining to lead-based and/or lead-based paint hazards in the housing (list documents below).				
Seller has no reports or rec housing.	ords pertair	ning to lead-based paint and/or lead-based pain	at hazards in the	
PURCHASER'S ACKNOWLEDGEMENT	(initial)	•		
(c) Purchaser has received copies of				
or, \square No Records or Reports wer	re available	(see (b) above).		
(d) Purchaser has received the pamph Protect Iowa Families.	let <i>Protect</i> 1	Your Family from Lead in Your Home, Lead P	oisoning: How to	
inspection for the presence	of lead-bas	tually agreed upon period) to conduct a risk as sed paint and/or lead-based paint hazards; or isk assessment or inspection for the presence of		
AGENT'S ACKNOWLEDGEMENT (initial (f) Agent has informed the Seller of the responsibility to ensure compliance	ne Seller's o	obligations under 42 U.S.C. 4852d and is awar	e of his/her	
CERTIFICATE OF ACCURACY The following parties have reviewed the inform information provided by the signatory is true are			at the	
Sand mareker	123/2			
Seller	Date	Purchaser	Date	
Seller	Date	Purchaser	Date	
Seller's Agent	Date	Purchaser's Agent	Date	