

SELLER DISCLOSURE OF PROPERTY CONDITION (To be delivered prior to buyer making Offer to Buy Real Estate)



Property Owner(s) & Address: Robins
1286 160th Ave, Murray IA 50174 Purpose of Disclosure: Completion of Section I this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:
Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply. If so, you may stop here. Seller Date Buyer Date Date Date
Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement. Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer. Seller initials Buyer initials
I. Property Conditions, Improvements and Additional Information: (Section I is Mandatory)
1. Basement/Foundation: Has there been known water or other problems? Yes \(\bigcap\) No \(\bigcup\) Unknown \(\bigcap\) If yes, please explain:
2. Roof: Any known problems? Yes \(\bigcap\) No \(\bigcap\) Unknown \(\bigcap\) Type \(\bigcup\) Unknown \(\bigcap\) Unknown \(\bigcap\) Unknown \(\bigcap\) Unknown \(\bigcap\)
3. Well and pump: Any known problems? Yes \(\subseteq \text{No} \subseteq \text{Unknown} \subseteq \text{Type of well (depth/diameter), age and date of repair: \(\subseteq \text{Pump} \) \(\subseteq \text{Vump} \) \(\subseteq \text{Unknown} \subseteq \text{Unknown} \subseteq \) \(\subseteq \text{Unknown} \sigma \text{Unknown} \subseteq \text{Unknown} \sigma \text{Unknown} \subseteq \text{Unknown} \sigma \text{Unknown} \sigma \text{Unknown} \sigma \text{Unknown} \sigma \text{Unknown} \sigma U
4. Septic tanks/drain fields: Any known problems? Yes no Unknown Location of tank SE of House Unknown Age 30 ys Unknown Has the system been inspected within 2 years or pumped/cleaned within 3 years? Yes No UNK Date of inspection UNK Date tank last cleaned/pumped 2015 UNK

	Sewer: Any known problems? Yes \(\subseteq \text{No } \(\subseteq \text{Any known repairs/replacement? Yes } \subseteq \text{No } \subseteq \) Date of repairs					
	Heating system(s): Any known problems? Yes ☐ No ☑ Any known repairs/replacement? Yes ☐ No ☐					
	Date of repairs					
	Plumbing system(s): Any known problems? Yes \(\sigma\) No \(\sigma\) Any known repairs/replacement? Yes \(\sigma\) No \(\sigma\) Date of repairs					
9.	Electrical system(s): Any known problems? Yes \(\bigcap\) No \(\bigcap\) Any known repairs/replacement? Yes \(\bigcap\) No \(\bigcap\)					
	Any known problems? Yes \(\Boxed{\text{No D}}\) Unknown \(\Boxed{\text{D}}\) Date of treatment \(\Boxed{\text{No Entropy Date}}\) Date of repairs					
	Asbestos: Is asbestos present in any form in the property? Yes ☐ No ☑ Unknown ☐ If yes, explain:					
12.	2. Radon: Any known tests for the presence of radon gas? Yes \(\sigma\) No \(\vec{\sigma}\) If yes, test results?					
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 \(\bigcap\) No \(\bigcap\)					
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 \(\sigma\) No \(\vec{v}\) Unknown \(\sigma\)					
	5. 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 \sum No \textsup Unknown \sum					
	Structural Damage: Any known structural damage? Yes \(\) No \(\overline{\overline{U}} \) Unknown \(\overline{\overline{U}} \)					
	Physical Problems: Any known settling, flooding, drainage or grading problems? Yes \(\bigcap\) No \(\overline{\overl					
18.	Is the property located in a flood plain? Yes \(\sigma\) No \(\sigma\) Unknown \(\sigma\) If yes, flood plain designation \(\sigma\)					
19.	Do you know the zoning classification of this property? Yes Mo Unknown What is the zoning?					
	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 Buyer initials L					

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 OR	Rented? Yes No		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 Keys & Locks Swing Set Basketball Hoop Underground "Pet fence" Pet Collars Garage door opener		Unknown - 100000 00000000000000000000000000000	# of collars # of remotes	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 Storage Shed Boat Dock Boat Hoist		Co		
ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING. Warranties may be available for purchase from independent warranty companies. Seller initials Buyer initials Buy								

٥.	association of which you have knowledge? Yes \(\Boxed{\omega}\) No \(\overline{\omega}\) Unknown \(\Boxed{\omega}\)					
	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 \(\sigma\) No \(\sigma\) Unknown \(\sigma\)					
6.	Neighborhood or Stigmatizing conditions or problems affecting this property? Yes \(\bigcap\) No \(\overline{\pi}\)Unknown \(\bigcap\)					
7.	Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes \(\bigcap\) No \(\bigcup \) Unknown \(\bigcup\) If yes, what were the test results?					
8.	Attic Insulation: Type Unknown Amount Unknown					
9.	Are you aware of any area environmental concerns? Yes \(\subsection \text{No } \overline{\subsection}\) Unknown \(\subsection \text{ If yes, please explain:} \)					
10.	Are you related to the listing agent? Yes \(\sigma\) No \(\sigma\) If yes, how?					
11.	. Where survey of property may be found:					
	the answer to any item is yes, please explain. Attach additional sheets, if necessary:					
12. Rep	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 struimm not Sell	ler has owned the property since 1936. Seller has indicated above the history and condition of all items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the actural/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 directly made by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges ler has retained a copy of this statement. It any changes occur in the seller(s). If any changes occur in the nectural/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 directly made by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges ler has retained a copy of this statement.					
She	eet" prepared by the Iowa Department of Public Health.					
Sell						
Buy or t	yer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty to substitute for any inspection the buyer(s) may wish to obtain.					
	yer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa partment of Public Health.					
Buy	yer Buyer					