

**SELLER DISCLOSURE OF PROPERTY CONDITION**

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



1 **Property Owner(s) & Address:** Egert Farms Inc. - Michael S. Egert
 2 12130 Northwest 16th Street, Polk City, IA 50226

3 **Purpose of Disclosure:** Completion of Section I this form is required under Chapter 558A of the Iowa code which
 4 mandates the Seller(s) disclose condition and information about the property, unless exempt:

5 **Exempt Properties:** Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property
 6 containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed
 7 properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust.
 8 This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in
 9 possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between
 10 joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing
 11 spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the
 12 requirement(s) of Iowa Code 558A because one of the above exemptions apply.

13 **If claiming an exemption, sign here and stop.**

	
Seller	Date
	
Buyer	Date

24 **Instructions to the Seller:** (1) Complete this form yourself. (2) Report known conditions materially affecting the property
 25 and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort
 26 to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to
 27 your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts,
 28 write or check UNKNOWN. (7) Keep a copy of this statement.

30 **Seller's Disclosure Statement:** Seller discloses the following information regarding the property and certifies this
 31 information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide
 32 a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as
 33 otherwise provided by law.

35 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
 36 any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not
 37 by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property**
 38 **except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

40 Seller Initials 
 41 2/27/2025
dotloop verified

Buyer Initials  

42 **I. Property Conditions, Improvements and Additional Information (Section I is Mandatory)**

44 **EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED**

46 1. **Basement/Foundation:** Has there been known water or other problems?..... Yes No Unknown
 47 If yes, please explain: _____

49 2. **Roof:** Any known problems? Yes No Unknown

50 Roof Type Roof replaced 15 years ago - Asphalt Shingles

51 Date of repairs/replacement (If any) _____

52 Describe: _____

53 3. **Well and Pump:** Any known problems? Yes No Unknown
 54 Type of well (depth/diameter), age and date of repair: 18 years - drilled - well is used for watering plants - no drinking
 55 Has the water been tested? Yes No Unknown
 56 If yes, date of last report/results: _____
 57

58 4. **Septic Tanks/Drain Fields:** Any known problems? Yes No Unknown
 59 Location of tank Directly west of the NW of the home - a few feet from the wind break Age _____ Unknown
 60 Has the system been pumped and inspected within the last 2 years? Yes No Unknown
 61 Date of inspection 2022 Date tank last cleaned/pumped 2022 N/A Unknown
 62

63 5. **Sewer:** Any known problems? Yes No Unknown
 64 Any known repairs/replacement? Yes No Unknown
 65 Date of repairs _____
 66

67 6. **Heating System(s):** Any known problems? Yes No Unknown
 68 Any known repairs/replacement? Yes No Unknown
 69 Date of repairs 2026 New
 70

71 7. **Central Cooling System(s):** Any known problems? Yes No Unknown
 72 Any known repairs/replacement? Yes No Unknown
 73 Date of repairs _____
 74

75 8. **Plumbing System(s):** Any known problems? Yes No Unknown
 76 Any known repairs/replacement? Yes No Unknown
 77 Date of repairs _____
 78

79 9. **Electrical System(s):** Any known problems? Yes No Unknown
 80 Any known repairs/replacement? Yes No Unknown
 81 Date of repairs _____
 82

83 10. **Pest Infestation:** (wood-destroying insects, bath, snakes, rodents, destructive/troublesome animals, etc.)
 84 Any known problems? Yes No Unknown
 85 Date of treatment _____
 86 Previous Infestation/Structural Damage? Yes No Unknown
 87 Date of repairs _____
 88

89 11. **Asbestos:** Is asbestos present in any form in the property? Yes No Unknown
 90 If yes, explain: _____
 91

92 12. **Radon:** Any known tests for the presence of radon gas? Yes No Unknown
 93 If yes, test results? _____ pCi/L Date of last report _____
 94

95 13. **Lead Based Paint:** Known to be present in the property Yes No Unknown
 96 Has the property been tested for the presence of lead-based paint? Yes No Unknown
 97 **Provide lead-based paint disclosure.**
 98

99 14. Are there currently, or have there ever been, any lead water service lines present? Yes No Unknown
 100 If yes, please provide more information. _____
 101

102 15. Any known encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas
 103 co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority
 104 over the property?Yes No Unknown

105

106 16. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and
 107 driveways whose use or maintenance responsibility may have an effect on the property?.....Yes No Unknown

108

109 17. **Structural Damage:** Any known structural damage?.....Yes No Unknown

110

111 18. **Physical Problems:** Any known settling, flooding, drainage or grading problems?.....Yes No Unknown

112

113 19. Is the property located in a flood plain?Yes No Unknown
 114 If yes, flood plain designation: _____

115

116 20. Do you know the zoning classification of this property?Yes No Unknown
 117 If Yes, what is the zoning? Res _____

118

119 21. **Covenants:** Is the property subject to restrictive covenants?Yes No Unknown
 120 If yes, attach a copy OR state where a true, current copy of the covenants can be obtained: On file at County Recorder's
 121 office or: _____

122 You **MUST** explain any "Yes" responses above (Attach additional sheets if necessary): Mid American has an easement
 123 due to underground wiring.

Seller Initials



Buyer Initials

II. Appliances/Systems/Services (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.

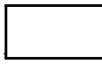
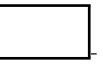
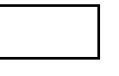
		Working?			
		Included	Yes	No	N/A
134 Range/Oven		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
135 Dishwasher		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
136 Refrigerator		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
137 Hood/Fan Disposal		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
138 TV Receiving Equipment		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
139 Sump Pump		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
140 Alarm System		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
141 Central AC		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
142 Window AC		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
143 Central Vacuum		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
144 Gas Grill		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
145 Attic Fan		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
146 Intercom		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
147 Microwave		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
148 Trash Compactor		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
149 Ceiling Fan		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
150 Water Softener/Conditioner		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
151 LP Tanks		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152 LP Keys & Locks		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
153 Swing Set		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
154 Basketball Hoop		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
155 Garage Door Opener		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
156 Boat Hoist		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
157 Boat Dock		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Working?			
		Included	Yes	No	N/A
134 Lawn Sprinkler System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
135 Solar Heating System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
136 Pool Heater/Liner/Equipment		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
137 Well & Pump		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
138 Smoke Alarm		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
139 Carbon Monoxide Detector		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
140 City Water System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
141 City Sewer System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
142 Plumbing System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
143 Central Heating System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
144 Water Heater		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
145 Windows		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
146 Fireplace/Chimney		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
147 Wood Burning System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
148 Furnace		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
149 Humidifier		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
150 Sauna/Hot tub		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
151 Locks and Keys		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152 Dryer		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
153 Washer		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
154 Storage Shed		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
155 Underground "Pet Fence"		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
156 Pet Collars		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

of remotes # of collars

158 Exceptions/Explanations for "NO" responses above: _____
 159 _____
 160 _____
 161 _____
 162 _____
 163 _____

164 **ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.**
 165 Warranties may be available for purchase from independent warranty companies.

166 Seller Initials   Buyer Initials  

167 _____
 168 _____

169

170 **III. Additional Non-Mandatory Requested Items:** Are you as the Seller aware of any of the following:
 171

172 1. Any significant structural modification or alteration to property? Yes No Unknown
 173 Please explain: _____

174 2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the
 175 property from fire, wind, hail, flood(s) or other conditions? Yes No Unknown
 176 If yes, has the damage been repaired/replaced? Yes No

177 3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's
 178 association of which you have knowledge? Yes No Unknown

179 4. **Mold:** Does property contain toxic mold that adversely affects the property or occupants? Yes No Unknown

180 5. **Private Burial Grounds:** Does property contain any private burial ground? Yes No Unknown

181 6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes No Unknown

182 7. **Energy Efficiency Testing:** Has the property been tested for energy efficiency? Yes No Unknown
 183 If yes, what were the test results? _____

184 8. **Attic Insulation:** Type Batt Unknown Amount _____ Unknown

185 9. Are you aware of any area environmental concerns? Yes No Unknown
 186 If yes, please explain: _____

187 _____

188 10. Are you related to the listing agent? Yes No If yes, how? _____

189 11. Where survey of property may be found: County

190 12. **Wind Farms:** Is the subject property encumbered by certain Wind Energy rights? Yes No
 191 If yes, rights by: Lease Easement Other Define Other: _____

192 Wind Farm Company, Owner: _____

193 13. **Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.)
 194 (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary)

195 _____
 196 _____

197 If the answer to any item is yes, please explain. Attach additional sheets, if necessary: _____
198 _____
199 _____
200 _____
201 _____
202 _____
203 _____

204 **IV. Radon Fact Sheet & Form Acknowledgement**

205 **Seller acknowledges that Buyer be provided the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared**
206 **by the Iowa Department of Public Health.**

207
208 Seller  dotloop verified
02/01/26 2:57 PM CST
AOKA-HJHM-WAUC-1ACP Seller _____ Date _____
209
210
211

212 Seller has owned the property since 1998 _____ (date). Seller has indicated above the history and condition of
213 all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the
214 structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will
215 immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not
216 directly made by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges Seller has
217 retained a copy of this statement.

218
219
220 **Buyer hereby acknowledges receipt of "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa**
221 **Department of Public Health, and a copy of this statement. This statement is not intended to be a warranty or to**
222 **substitute for any inspection the buyer(s) may wish to obtain.**

223
224
225
226 Buyer _____ Buyer _____ Date _____