

Iowa - Residential Property Seller Disclosure Statement

(To be completed by Seller at time of listing; completed form to be provided to Buyer prior to Buyer making a written offer to purchase.)



Property Address: 17716 RTE 3, Durango, IA 52039
(Sellers(s): please print property address including City, State and Zip Code)

Property Owner: Robert K Smith and Nanette Smith
(Sellers(s): please print property ownership)

Purpose: Completion of Section 1 of 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; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. 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 possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; 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. **Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health. Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.**

If claiming an exemption, sign here and stop.

Seller

Date

Buyer

Date

INSTRUCTIONS TO SELLER(S):

- 1. Complete this form yourself and fill in all mandatory blanks.
- 2. Report known conditions materially affecting the property and utilize ordinary care in obtaining the information.
- 3. Provide information in good faith and make all reasonable effort to ascertain the required information.
- 4. Additional pages or reports may be attached.
- 5. If some items do not apply to the property, indicate that it is not applicable (N/A).
- 6. If the required information is **unknown** or is **unavailable** following a reasonable effort, use an approximation of the information, or indicate that the information is **unknown (UNK)**. All **approximations** must be identified as **approximations (AP)**.
- 7. Keep a copy of this statement with your other important papers.

SELLER(S) DISCLOSURE STATEMENT:

Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of Seller's or Seller's Representative's 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 the Seller and are not the representations of Agent.

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

SECTION 1 IS MANDATORY UNDER IOWA CHAPTER 558A
EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

DISCLOSURES: The Seller(s) has owned the property since: 1998

- 1. Basement/Foundation: Any known water or other problems? [X] Yes [] No [] N/A [] UNK
- 2. Roof: Any known problems? [] Yes [X] No [] N/A [] UNK
Any known repairs/replacements ? [X] Yes [] No [] N/A [] UNK
If yes, date of: (check all that apply) [X] repairs OVER THE YEARS [] replacement

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Seller(s) Initials [Signature] Buyer(s) Initials [Signature]

3. **Well and Pump:** Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK
Any known repairs/replacements? ☒ Yes ☐ No ☐ N/A ☐ UNK
If yes, date of: (check all that apply) ☒ repairs _____ ☒ replacement _____
Well Information (type/depth/diameter/age) 6" 2HP 290' ☐ N/A ☐ UNK
Has the water been tested? ☒ Yes ☐ No ☐ N/A ☐ UNK
If yes, date of last report: Approx 3 years and results: Good
4. **Septic Tanks/Drain Fields:** Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK
Location of tank FRONT YARD NEAR PARKING Age 1998 ☐ N/A ☐ UNK
Has the system been pumped within the last 3 years? ☐ Yes-Date: _____ ☒ No ☐ N/A ☐ UNK
Has the system been inspected by an IA DNR Certified Inspector? ☐ Yes-Date: _____ ☒ No ☐ N/A ☐ UNK
5. **Sewer System:** Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK
Any known repairs/replacements? ☐ Yes ☒ No ☐ N/A ☐ UNK
If yes, date of: (check all that apply) ☐ repairs _____ ☐ replacement _____
6. **Heating System(s):** Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK
Any known repairs/replacements? ☒ Yes ☐ No ☐ N/A ☐ UNK
If yes, date of: (check all that apply) ☒ repairs _____ ☒ replacement _____
7. **Central Cooling System(s):** Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK
Any known repairs/replacements? ☒ Yes ☐ No ☐ N/A ☐ UNK
If yes, date of: (check all that apply) ☒ repairs _____ ☒ replacement _____
8. **Plumbing System(s):** Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK
Any known repairs/replacements? ☐ Yes ☒ No ☐ N/A ☐ UNK
If yes, date of: (check all that apply) ☐ repairs _____ ☐ replacement _____
9. **Electrical System(s):** Any known problems? ☐ Yes ☒ No ☐ N/A ☐ UNK
Any known repairs/replacements? ☒ Yes ☐ No ☐ N/A ☐ UNK
If yes, date of: (check all that apply) ☒ repairs _____ ☐ replacement _____
10. **Pest Infestation** (wood destroying insects, bats, snakes, rodents, destructive animals, etc.):
Any known problems? ☒ Yes ☐ No ☐ N/A ☐ UNK
If yes, date(s) of treatment: Raccoon in attic
Previous Infestation/structural damage? ☐ Yes ☒ No ☐ N/A ☐ UNK
If yes, date of: (check all that apply) ☐ repairs _____ ☐ replacement _____

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11. **Asbestos:** Any known to be present in the structure? ☐ Yes ☒ No ☐ N/A ☐ UNK

12. **Radon:** Any known tests for the presence of radon gas? ☒ Yes ☐ No ☐ N/A ☐ UNK
If yes, date of last report: 2000 and results: Negative pCi/L

13. **Lead Based Paint:** Any known to be present in the structure? ☐ Yes ☒ No ☐ N/A ☐ UNK

14. **Lead Service Lines:** Are there currently, or have there ever been, any lead water service lines present? ☐ Yes ☒ No ☐ N/A ☐ UNK
If yes, please provide more information _____

15. 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 ☐ N/A ☐ UNK

16. 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 ☐ N/A ☐ UNK

17. **Structural Damage:** Any known structural damage? ☐ Yes ☒ No ☐ N/A ☐ UNK

18. **Physical Problems:** Any known settling, flooding, drainage or grading problems? ... ☐ Yes ☒ No ☐ N/A ☐ UNK

19. **Flood Plain:** Is any of the property located in a flood plain? ☐ Yes ☒ No ☐ N/A ☐ UNK
If yes, what is the flood plain designation? House not / BARN in Flood plain

20. **Zoning:** What is the zoning classification of the property? AG Dwelling ☐ N/A ☐ UNK

21. **Covenants:** Is the property subject to restrictive covenants? ☐ Yes ☒ No ☐ N/A ☐ UNK
If yes, attach a copy OR state where true, current copy of the covenants can be obtained: (check all that apply)
☐ Attached to this property disclosure ☐ At the _____ county recorders office
☐ Other: _____

You **MUST** explain any "YES" response(s) for above questions. Use additional sheets as necessary:

SEE ATTACHED

To be completed
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SECTION 2, OPTIONAL INFORMATION: This information is optional and not required by statute. Section 2 is for the convenience of Buyer/Seller and is not mandatory.

22. Has there been a property/casualty loss resulting in an insurance claim in excess of \$5,000? ☒ Yes ☐ No ☐ N/A ☐ UNK
If yes, indicate Type: PERGLA FIRE Date of repairs: 11 2022

23. **Roof:** Type of Exterior Roofing: CEMENT TILE or ☐ UNK Year Installed: 1998 or ☐ UNK

24. **Attic Insulation:** Type: BLOWN ☐ UNK Amount: UNK
R-Value: UNK ☒ UNK

25. **Water Supply:** Type: ☐ Public ☐ Community ☒ Private Well ☐ Shared Well
Any known problems?..... ☐ Yes ☐ No ☐ N/A ☐ UNK

26. **Sewer Type:** Type: ☐ Public ☐ Community ☒ Private

27. **Ground Water Hazard Statement:** Are there any known (Check all that apply): ☒ Wells ☐ Geo-Thermal
☒ Solid Waste Disposal ☐ Hazardous Waste ☐ Underground Storage Tanks ☐ Private Burial Site
If yes, please explain: _____

28. **Appliances/Systems/Services** (check all that apply):

	Included?	Working?				Included?	Working?		
		Yes	No	Unk			Yes	No	Unk
Refrigerator	☒	☒	☐	☐	Lawn Sprinkler System	☒	☒	☐	☐
Range/Oven	☒	☒	☐	☐	Pool Heater Wall liner & Equipment	☐	☐	☐	☐
Microwave	☒	☒	☐	☐	EV Charger	☐	☐	☐	☐
Dishwasher	☒ 2	☒	☐	☐	Carbon Monoxide Detector	☒	☒	☐	☐
Disposal	☒	☒	☐	☐	Smoke Alarms	☒	☒	☐	☐
Hood/Fan	☒	☒	☐	☐	Gar. Door Opener	☒	☒	☐	☐
Washer	☒	☒	☐	☐	Gar. Opener Remotes	☒ # 2	☒	☐	☐
Dryer	☒	☒	☐	☐	Solar Panels	☐	☐	☐	☐
Window A/C	☐	☐	☐	☐	Furn. Humidifier	☐	☐	☐	☐
Sauna/Hot Tub	☐	☐	☐	☐	Air Exchanger	☐	☐	☐	☐
Attic Fan	☐	☐	☐	☐	Whole House Dehumidifier	☒	☒	☐	☐
Landscape Lights	☒	☒	☐	☐	Fireplace/Chimney	☒	☒	☐	☐
Ceiling Fan(s)	☒	☒	☐	☐	Windows	☒	☒	☐	☐
Water Filter Sys.	☒ Leased ☐ Y ☒ N	☒	☐	☐	Window Treatments	☒	☒	☐	☐
Water Softener	☒ Leased ☐ Y ☒ N	☒	☐	☐	Alarm System	☒	☒	☐	☐
LP Tank	☒ Leased ☒ Y ☐ N	☒	☐	☐	Water Heater	☒	☒	☐	☐
Sump Pump	☐	☐	☐	☐	Central Vacuum	☐	☐	☐	☐
Video Door Bell	☐	☐	☐	☐	Invisible Dog Fence Transmitter	☐	☐	☐	☐
Storage Shed	☒	☒	☐	☐	Invisible Pet Collars	☐ # _____	☐	☐	☐

All Household Appliances are sold in working order except as noted and are not under warranty beyond the date of closing. Warranties may be available for purchase from independent warranty companies

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29. **Mold:** Has property been tested for the presence of mold? ☒ Yes ☐ No ☐ N/A ☐ UNK

If yes, date of test: 2024 (attach results)

30. **Heating System(s):** Type: INFLOOR RADIANT GEOTHERMAL or ☐ UNK Year Installed: 1998 or ☐ UNK

31. **Cooling System(s):** Type: GEOTHERMAL or ☐ UNK Year Installed: 1998 or ☐ UNK

32. **Radon System:** Is a radon system installed? ☐ Yes ☒ No ☐ N/A ☐ UNK

If yes, is the Radon System: ☐ Passive with a pipe ☐ Active with a fan

33. **Any improvements made by seller since purchase?** ☒ Yes ☐ No ☐ N/A ☐ UNK

If yes, please explain. Use additional sheets as necessary:

SEE ATTACHED

34. **Is seller or seller's representative related to the listing agent or broker?** ☐ Yes ☒ No ☐ N/A ☐ UNK

35. **Has the Seller received any notice of assessment, or have outstanding assessments with a government Municipality or HOA?** ☐ Yes ☒ No ☐ N/A ☐ UNK

If yes, please explain: _____

36. **Received notice of code or zoning violations from any municipality?** ☐ Yes ☒ No ☐ N/A ☐ UNK

If yes, please explain: _____

37. **Association Fees; Yearly \$** ☒ N/A ☐ UNK

List items covered by fees: _____

38. **Are you aware of current or previous bed bugs, bats, rodent infestations or defects caused by animal, reptile or insect infestations, including infestations impacting trees, such as, but not limited to Emerald Ash Borer?** ☐ Yes ☐ No ☐ N/A ☒ UNK

If yes, please explain: _____

39. **Electric Service Provider** MVEC **Gas/Propane Service Provider** McDermott
Current Internet Provider MVEC

40. **Any Transferable Contracts?** (e.g. Security System, Home Warranty, Pest Treatment, Conservation Reserve or Forest Reserve Programs, etc.) SECURITY System

Disclosures must be signed by all parties to the transaction

SELLER(S) DISCLOSURE: Seller(s) disclose the information regarding this property based on information known or reasonably available to the Seller(s). The Seller(s) certifies that as of the date signed, this information is true and accurate to the best of my/our knowledge. If any changes occur between the date Seller(s) completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller(s) shall immediately disclose such changes to Buyer(s). Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

[Signature]
Seller Date

Nancy Smith
Seller Date

BUYER(S) ACKNOWLEDGEMENT: Buyer(s) acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection the Buyer(s) may wish to obtain. Buyer(s) hereby acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or substitute for any inspection the buyer(s) may wish to obtain. Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer Date

Buyer Date

SELLER DISCLOSURE CLEARIFICATION

Basement issues. In 2008 we experienced heavy rain. The north east corner downspout was not properly extended away house which resulted in a flood in the basement. We were unaware for some 2 weeks . The resultant damage included the bottom of the sheet rock in three rooms needing to be removed and mold mitigation in the entire basement.

Roof repair and replacement: Since 2023 we had occasional experienced roof leaks in the main garage and the west wing. The leaks were in the valleys on the and typically were caused by rotting slats that let the tiles slide and exposed the under room to the elements. Some leaks were from worn flashing around air vents and chimneys .The roof also had some 50 cracked or broken tiles from wind damage from tree limbs. In August thru October we had a contractor make all repairs by replacing all broken tiles ,opening all valleys and making damage repairs and repair all flashing. Some 200 labor hours and \$7,000 in material expended, 0and no leaks in the past year.

Well and Pump . In 2014 the well pump failed and was replaced with a new one. In 2024 the control box for the 220 volt relays was replaced due to intermittent failure.

Heating System. The geothermal heating system that heats the house was originally installed in 1996 with a pump and dump system that worked off the well. In 2018 the system was upgraded to a new state of the art system that heats and cool the house from a pond loop. The house is heated with an in floor heating system in all rooms except the sun room and the basement level which has the heat tubing but has never been used, since no heat is required when the first floor heat is activated.

Central cooling system. The house is air conditioned in all areas except the sun room, basement , Mexican room garage and west wing. The system has 4 fan coils that are fed by the geothermal pond loop. The heat exchanger in the basement fan coil was replaced in 2025 and the unit on the second floor in 2026.

The Electrical system has had many routine repairs over the years including lighting and worn outlets. Also a new shielded cable was installed from the house to the barn in 2023. All electrical systems are functioning properly

Common properties. There are fences on the property line which is shared with neighboring farms. Although the fences are not up to standards, they have not been identified as a problem, except for the fence dividing the Luken farm which was repaired to satisfaction in 2023

Improvements since purchase/build in 1996

2026 *Laminated flooring installed in laundry/study/dining rm/family rm
2023*Carpet runners on main stairs and first floor hallway
2023*Carpet Wall to Wall in all bedrooms and halls
2023*Tile in main floor and upstairs baths
2026* Recessed LED lighting
2021* painted all living areas and garage
2026* Painted exterior of house/ garage
2026* Refinished cherry trim -cabinets &doors
2026* Painted all baseboard trim main level
2018* New Geothermal system—pond loop
2025* Installed new compressors in Geothermal system
2022* New Granite counters in bath rooms and kitchen (main house)
2026* New Vanity lighting in main and up bathrooms
2025* New high powered wireless internet
2024* Installed Fiber optic service
2026* Replaced garage epoxy floor with new floor covering
2023* New kitchen and laundry stainless appliances
2022* New wood window blinds throughout

Outside

2023* New $\frac{3}{4}$ mile asphalt drive
2023* Sprinkler system
2021/6 Riverbank Flood Mitigation
2026* New gate system
2021* Gate House pergola
2026* Gate House remodel
2025* 3 acre emerald White Clover highway yard
2021* Rebuild Barn fencing
2025* Build Oxbow wetland habitat and 2000 new trees
2025* Pond aeration system
2020* Wetlands west pond area
2025* Wetlands below dam to creek
2012* Native grass wildlife habitat
2010* New 1905 60' Windmill
2023* Re-Decked steel river bridge
2005* Well at Gate house
2018* Well at Barn

