

## SELLER DISCLOSURE OF PROPERTY CONDITION

Property Address: 2835 180<sup>th</sup> Street Dominion City IA

**Purpose of Statement:** Completion of this form shall satisfy the requirements of Chapter 558A of the Iowa Code which mandates the seller's disclosure of the condition of and information about the property the seller is about to sell. This statement shall not be a warranty of any kind by the seller or seller's agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain.

**Seller's Disclosure:** As seller, I/We disclose the following information regarding the property and certify that this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the 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. The following are representations made by seller and are not the representations of the agent. The agent has no independent knowledge of the condition of the property except that which is set out on this form.

**Instructions to the Seller:** (1) Complete this form yourself and fill in all blanks. (2) Report known conditions affecting the property. (3) Additional pages or reports may be attached. (4) If some items do not apply to your property, write NA (not applicable). (5) All approximations must be identified as approximations (AP). If you do not know the facts, write UNKNOWN.

**Appliances/Systems/Services:**

	Check Items That Stay	Good Working Order?			Good Working Order?	
		Yes/No	Unknown		Yes/No	Unknown
Range/Oven	_____	_____	_____	Lawn Sprinkler System	_____	_____
Dishwasher	_____	_____	_____	Plumbing System	_____	_____
Refrigerator	<input checked="" type="checkbox"/>	_____	_____	Pool Heater, Wall liner & equipment	_____	_____
Hood/Fan	_____	_____	_____	Well & Pump	_____	_____
Disposal	_____	_____	_____	Smoke Alarm	_____	_____
TV antenna, TV rotor & controls	_____	_____	_____	Septic Tank & drain field	_____	_____
Garage door opener & remote control	_____	_____	_____	Sump Pump	_____	_____
Alarm System	_____	_____	_____	City Water System	_____	_____
Central/Window AC	_____	_____	_____	City Sewer System	_____	_____
Central Vacuum	_____	_____	_____	Intercom	_____	_____
Gas Grill	_____	_____	_____	Central Heating System	_____	_____
Attic Fan	_____	_____	_____	Furnace Humidifier	_____	_____
Water Softener/Conditioner	_____	_____	_____	Solar Heating System	_____	_____
Microwave	_____	_____	_____	Fireplace/Chimney	_____	_____
Trash Compactor	_____	_____	_____	Wood Burning System	_____	_____
Ceiling Fan	_____	_____	_____	Water Heater	_____	_____
				Sauna/Hot tub	_____	_____
				Windows	_____	_____

LP Tank is owned by the seller \_\_\_\_\_

LP Tank is rented \_\_\_\_\_

Exceptions/Explanations of the "NO" responses above, if any:

Washer & Dryer & Refrigerator stay  
Roof 2017

Selling property as is where is no warranties expressed or implied

ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED AND ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.

**Property conditions, improvements & additional information:**

1. Basement/Foundation: Has there been known water or other problems? yes \_\_\_\_\_ no \_\_\_\_\_ Unknown \_\_\_\_\_  
If yes, please explain: \_\_\_\_\_
2. Attic Insulation: Type \_\_\_\_\_ Unknown \_\_\_\_\_ Amount \_\_\_\_\_ Unknown \_\_\_\_\_
3. Roof: Type Asph/Flt Unknown \_\_\_\_\_ Has there been evidence of leaks? yes \_\_\_\_\_ no  Unknown \_\_\_\_\_  
Date of repairs/replacement 2017 Unknown \_\_\_\_\_

4. Well and pump: type of well (depth/diameter), age and date of repair \_\_\_\_\_  
 Has the water been tested? yes \_\_\_ no \_\_\_ Unknown \_\_\_ If yes, date of last report/results: \_\_\_\_\_  
 5. Septic tanks/drain fields: Any known problems? yes \_\_\_ no \_\_\_ Unknown \_\_\_ / Location of tank \_\_\_\_\_ Unknown \_\_\_\_\_  
 Age \_\_\_ Unknown \_\_\_ / Date tank last cleaned \_\_\_\_\_ Unknown \_\_\_\_\_  
 6. Sewer: Any known problems? yes \_\_\_ no \_\_\_ Any known repairs? yes \_\_\_ no \_\_\_ Date of repairs \_\_\_\_\_  
 7. Heating system(s): Any known problems? yes \_\_\_ no \_\_\_  Any known repairs? yes \_\_\_ no \_\_\_ Date of repairs \_\_\_\_\_  
 8. Central Cooling system(s): Any known problems? yes \_\_\_ no \_\_\_  Any known repairs? yes \_\_\_ no \_\_\_ Date of repairs \_\_\_\_\_  
 9. Plumbing system(s): Any known problems? yes \_\_\_ no \_\_\_ Any known repairs? yes \_\_\_ no \_\_\_ Date of repairs \_\_\_\_\_  
 10. Electrical system(s): Any known problems? yes \_\_\_ no \_\_\_ Any known repairs? yes \_\_\_ no \_\_\_ Date of repairs \_\_\_\_\_  
 11. Pest Infestation, if any: (termites, carpenter ants, etc.) yes \_\_\_ no \_\_\_ Unknown \_\_\_ Date of repairs \_\_\_\_\_  
 12. Asbestos: Is asbestos present in any form in the property? yes \_\_\_ no \_\_\_ Unknown \_\_\_ If yes, explain \_\_\_\_\_  
 13. Radon: Any known tests for the presence of radon gas? yes \_\_\_ no \_\_\_ Unknown \_\_\_ If yes, test results? \_\_\_\_\_ Date of test \_\_\_\_\_  
 14. Lead Based Paint: Has the property been tested for the presence of lead based paint? yes \_\_\_ no \_\_\_ Unknown \_\_\_\_\_  
 If yes, what were the test results? \_\_\_\_\_  
 15. Energy Efficiency Testing: Has the property been tested for energy efficiency? yes \_\_\_ no \_\_\_ Unknown \_\_\_\_\_  
 If yes, what were the test results? \_\_\_\_\_  
 16. Are you aware of any area environmental concerns? \_\_\_\_\_  
 17. Is the property located in a flood plain? yes \_\_\_ no \_\_\_ Unknown \_\_\_ If yes, flood plain designation \_\_\_\_\_  
 18. What is the zoning of this property? \_\_\_\_\_ Unknown \_\_\_\_\_  
 19. Is the property located in a real estate improvement district? yes \_\_\_ no \_\_\_ Unknown \_\_\_\_\_  
 If yes, indicate the amount of any special assessment against the property: \$ \_\_\_\_\_

**Other Items:** Are you as the Seller aware of any of the following:

1. Features of the property shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or responsibility for maintenance may have an effect on the property? yes \_\_\_ no \_\_\_ Unknown \_\_\_\_\_  
 2. Any encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning violations, nonconforming uses, or Homeowners Association which has any authority over the property? yes \_\_\_ no \_\_\_ Unknown \_\_\_\_\_  
 3. Structural modification, alterations, or repairs made without necessary permits or licensed contractors? yes \_\_\_ no \_\_\_ Unknown \_\_\_\_\_  
 4. Physical problems such as: Settling, flooding, drainage or grading problems? yes \_\_\_ no \_\_\_ Unknown \_\_\_\_\_  
 5. Major damage to the property from fire, wind, floods or landslides? yes \_\_\_ no \_\_\_ Unknown \_\_\_\_\_

If the answer to any of these is yes, please explain. Attach additional sheets, if necessary: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

The Seller has owned the property since 2004 (date). The Seller has indicated above the history and condition of all the items based solely on the information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's agent.

Seller *Dave Phay* \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_  
 Buyer \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_