

SELLER DISCLOSURE OF PROPERTY CONDITION

Property Address: 528 W 7th St. Charlotte IA 50049

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

LP Tank is owned by the seller _____ LP Tank is rented _____

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

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: Moist
2. Attic Insulation: Type Blown Unknown ___ Amount 1 Foot Unknown ___ 15 years ago
3. Roof: Type Asphalt Unknown ___ Has there been evidence of leaks? yes ___ no ___ Unknown ___ 1/2 yr old
 Date of repairs/replacement: _____ Unknown ___ Other Half older

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 New 2010
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 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? Res 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 _____ (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 Bill Mabee Seller _____ Date 3-20-23

Buyer _____ Buyer _____ Date _____