

SELLER DISCLOSURE OF PROPERTY CONDITION

Property Address: 30 Hwy-166 Rd Char. to IA Apt 10

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 checked="" type="checkbox"/> <i>check</i>	Lawn Sprinkler System		
Dishwasher				Plumbing System	<input checked="" type="checkbox"/> <i>yes</i>	
Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <i>yes</i>		Pool Heater, Wall liner & equipment		
Hood/Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <i>yes</i>		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	<input checked="" type="checkbox"/>	
Central/Window AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <i>yes</i>		City Sewer System	<input checked="" type="checkbox"/>	
Central Vacuum				Intercom		
Gas Grill				Central Heating System	<input checked="" type="checkbox"/> <i>adjusted</i>	
Attic Fan				Furnace Humidifier		
Water Softener/ Conditioner				Solar Heating System		
Microwave				Fireplace/Chimney		
Trash Compactor				Wood Burning System		
Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <i>yes</i>		Water Heater	<input checked="" type="checkbox"/> <i>Special Appt</i>	
				Sauna/Hot tub	<input checked="" type="checkbox"/> <i>Special Appt</i>	
				Windows	<input checked="" type="checkbox"/> <i>Special Appt</i>	

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: _____
2. Attic Insulation: Type *Asphalt* _____ Unknown _____ Amount _____ Unknown _____
3. Roof: Type *Asphalt* _____ Unknown _____ Has there been evidence of leaks? yes _____ no Unknown _____
 Date of repairs/replacement _____ 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 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 May 2006 (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 Charlene B. McKinley Seller _____ Date Feb 21-20

Buyer _____ Buyer _____ Date _____