

SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC)

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



Property Owner(s): Kyle J. and Elizabeth A. Hansen

Property Address: 1015 9th St., Nevada, IA 50201

Purpose of Disclosure: Completion of this form is required under Chapter 558A of the Iowa code which mandates Seller disclose condition and information about the property, unless property is exempt.

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

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwelling units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any government division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings.

☐ Property is exempt because one or more of the above exemptions apply. (If exempt – **STOP HERE** – skip to signature line)

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our 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 Seller and are not by any Agent acting on behalf of the Seller. **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.

I. Property Conditions, Improvements and Additional Information:

1. **Basement/Foundation:** Has there been known water or other problems? Yes ☐ No ☒ Unknown ☐ If yes, please explain: _____
2. **Roof:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type Asphalt Unknown ☐
Date of repairs/replacement Spring 2009 Unknown ☐ Describe: New Shingles
3. **Well and pump:** Any known problems? Yes ☐ No ☐ Unknown ☒ 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: _____
4. **Septic tanks/drain fields:** Any known problems? Yes ☐ No ☐ Unknown ☒ Location of tank _____ Unknown ☐
Age _____ Unknown ☐ Has the system been inspected within 2 years or pumped/cleaned within 3 years? Yes ☐ No ☐
Unknown ☐ Date of Inspection _____ Unknown ☐ Date tank last cleaned/pumped _____ Unknown ☐
5. **Sewer:** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____
6. **Heating system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐
Date of repairs _____
7. **Central Cooling system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐
Date of repairs _____
8. **Plumbing system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐
Date of repairs _____
9. **Electrical system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐
Date of repairs _____
10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)
Any known problems? Yes ☐ No ☒ Unknown ☐ Date of treatment _____
Previous Infestation/Structural Damage? Yes ☐ No ☒ Date of repairs _____
11. **Asbestos:** Is asbestos present in any form in the property? Yes ☐ No ☐ Unknown ☒ If yes, explain: _____
12. **Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☒ If yes, test results? _____
Date of last report _____ If Buyer tests for Radon, Seller agrees to release testing results to Buyer ☐ Yes
13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint? Yes ☐ No ☐
Unknown ☒ If yes, what were the test results? _____ Has the lead disclosure and Pamphlet been provided? Yes ☐ No ☐
14. **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 ☒ Unknown ☐

Seller Initials KJA EAH

Buyer Initials _____

15. 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 ☒ Unknown ☐
16. Structural Damage: Any known structural damage? Yes ☐ No ☒ Unknown ☐
17. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes ☐ No ☒ Unknown ☐
18. Is the property located in a flood plain? Yes ☐ No ☒ Unknown ☐ If yes, flood plain designation _____
19. Do you know the zoning classification of this property? Yes ☒ No ☐ Unknown ☐ What is the zoning? Residential
20. Covenants: Is the property subject to restrictive covenants? Yes ☐ No ☒ Unknown ☐ If yes, attach a copy or state where a true, current copy of the covenants can be obtained: _____
21. Has there been "major" structural remodeling? ☒ Yes ☐ No ☐ Unknown ☐ If yes, please explain: _____

New Garage and driveway in 2015
New Egress window in 2012

You **MUST** explain any "Yes" responses above (Attach additional sheets if Necessary): _____

Seller has owned the property since _____. Seller has indicated above the history and condition of all the items based solely on the information known or reasonable available to the Seller(s). 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 Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller hereby acknowledges Seller has retained a copy of this statement.**

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

Seller Kyle J. Hansen Seller Elizabeth A. Hansen Date 8/2/16

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to 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 NAME:

Buyer _____ Buyer _____ Date _____