



## SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address: Elaine Loring, Brian Loring and Bryce Loring - 690 C. Mollenhoff Dr., Webster City, IA 50595

**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.

**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.

Seller(s) certifies that the property is exempt from the requirements of 558A because one of the above exemptions applies. If so, you may stop here.

Seller

Date

Seller

Date

Buyer

Date

Buyer

Date

**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 "NA" (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.

**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.

Seller Initials BL

Buyer Initials \_\_\_\_\_

### I. Appliances/Systems/Services (Note: Section I is for the convenience of Buyer/Seller and is not mandatory):

**Notice:** Items marked "Included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Real Estate Sales Agreement. The Real Estate Sales Agreement shall be the final terms of any agreement.

	Included?	Working?		OR	Unknown	Rented?			Included	Working?		OR	Unknown
		Yes	No			Yes/No				Yes	No		
Range/Oven	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Lawn Sprinkler System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Solar Heating System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Pool Heater, Wall Liner & Equipment		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Hood/Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Well & Pump		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Smoke Alarm		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
TV Receiving Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Septic Tank & Drain Field	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	City Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	City Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Plumbing System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Central Heating System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Water Heater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Windows	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Fireplace/Chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Sauna/Hot Tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Locks and Keys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Water Softener /Conditioner	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	(Y) / (N)	Dryer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
LP Tanks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	(Y) / (N)	Washer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Storage Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Underground "Pet Fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Pet Transmitter Collars (# _____)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Garage Door Opener (# _____)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	-	Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

Exceptions/Explanations for "NO" responses in Section I:

- Some windows don't open properly.

- Fireplace had a fire in the chimney. Would need to be checked.

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.

Warranties may be available for purchase from independent warranty companies.

Seller Initials \_\_\_\_\_

Buyer Initials \_\_\_\_\_

## II. Property Conditions, Improvements and Additional Information: (Section II is Mandatory)

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 \_\_\_\_\_ Unknown ☐  
Date of repairs/replacement \_\_\_\_\_ Unknown ☐ Describe: \_\_\_\_\_
3. **Well and pump:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type of well (depth/diameter), age and date of repair: \_\_\_\_\_  
4" casing 52' deep water at 22' installed 1967 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 East of home 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 11/24/14 ordered Blower motor
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 ☐
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? \_\_\_\_\_
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: \_\_\_\_\_

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

- Furnace needed A New blower  
- Mice



**III. Non-Mandatory Requested Items:** Are you as Seller aware of any of the following:

1. Any significant structural modification, alteration, or repair? Yes ☐ No ☐ Unknown ☒
2. Has there been a property/casualty loss or insurance claim over \$5,000 or major damage to the property from fire, wind, hail, flood(s) or other conditions? Yes ☐ No ☐ Unknown ☒ If yes, has the damage been repaired/replaced? Yes ☐ No ☐
3. Are there any known current, preliminary or future assessments by any governing body or owner's association of which you have knowledge? Yes ☐ No ☐ Unknown ☒
4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes ☐ No ☐ Unknown ☒
5. Private burial grounds: Does property contain any private burial ground? Yes ☐ No ☒ Unknown ☐
6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes ☐ No ☒ Unknown ☐
7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes ☐ No ☒ Unknown ☐ If yes, what were the test results? \_\_\_\_\_
8. Attic Insulation: Type \_\_\_\_\_ Unknown ☒ Amount \_\_\_\_\_ Unknown ☐
9. Are you aware of any area environmental concerns? Yes ☐ No ☐ Unknown ☒ If yes, please explain: \_\_\_\_\_

10. Are you related to the listing agent? Yes ☐ No ☒ If yes, how? \_\_\_\_\_

11. Where survey of property may be found: Broker

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

12. **Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.) (Note: Repairs are not normal maintenance items)

Seller has owned the property since 2002. 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



Date

11/24/14

Seller

Date

Seller

Date

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

Date

Buyer

Date

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

ADDRESS 690 C. Mollenhoff Dr., Webster City, IA 50595

**LEAD WARNING STATEMENT:**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure (initial)** – Please **check** the appropriate boxes below:

- JS (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):  
\_\_\_\_\_

- JS ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

- (b) Records and Reports available to the Seller (check one below):  
☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):  
\_\_\_\_\_

- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (Initial)** Please **check** the appropriate boxes below:

- \_\_\_\_\_ (c) ☐ Purchaser has received copies of all information listed above - or -  
☐ No records or reports were available (see (b) above).

- \_\_\_\_\_ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*, or a similarly approved booklet.

- \_\_\_\_\_ (e) Purchaser has (check one below):  
☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or  
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

- JS (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller \_\_\_\_\_

Seller JS Date 12-5-14

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Seller's Agent \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Buyer's Agent \_\_\_\_\_ Date \_\_\_\_\_




### RADON FACT SHEET RECEIPT

Printed Name(s) of Seller(s): Elaine Loring, Brian Loring, Bryce Loring

Printed Name(s) of Buyer(s): \_\_\_\_\_

Property Address/Legal Description: 690 C. Mollenhoff Dr., Webster City, IA 50595 / Lot 2 of Loring Addition in Section 34, Township 89 North, Range 25 West of the 5<sup>th</sup> p.m., Hamilton County, Iowa

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.

Seller:  Date: 11/24/14

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

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: \_\_\_\_\_





## MOLD DISCLOSURE

Printed Name(s) of Seller(s): Elaine Loring, Brian Loring, Bryce Loring

Printed Name(s) of Buyer(s): \_\_\_\_\_

Property Address: 690 C. Mollenhoff Dr., Webster City, IA 50595

**1. SELLER DISCLOSURE.** To the best of Seller's actual knowledge, Seller represents:

- a. The property described herein ☐ has ☒ has not been previously tested for molds, fungi, mildew and similar organisms ("molds");

Note: If answer to a is "has not", then skip b and c and go to section #2  
If answer to a is "has", then complete b and c.

- b. The molds found ☐ were ☐ were not identified as toxic molds;

- c. With regard to any molds that were found, measures ☐ were ☐ were not taken to remove those molds.

**Buyers Initials**

       /        /        2. **MOLD INSPECTIONS.** Molds, fungi, mildew and similar organisms may exist in the Property of which Seller is unaware and has no actual knowledge. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose molds. Buyer may wish to obtain an inspection specifically for molds to more fully determine the condition of the Property and its environmental status. Neither Seller's agents nor Buyer's agent are experts in the field of mold. The Buyers are strongly encouraged to satisfy themselves as to the Property condition.

**3. HOLD HARMLESS.**

Buyer makes the decision to purchase the Property independent of any representation of the Agents or Brokers involved in the transaction regarding mold. Accordingly, Buyer agrees to indemnify and hold Kyle J. Hansen and Hertz Real Estate Services, Inc. harmless in the event any mold is present on the Property.

**4. RECEIPT OF COPY.** Seller and Buyer have read this Mold Disclosure and by their signatures hereon acknowledge receipt of a copy thereof.

**5. PROFESSIONAL ADVICE.** Seller and Buyer execute this Disclosure with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.

Seller:  Date: 11/24/14

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_