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MLS#

Iowa - Residential Property Seller Disclosure Statement

(To be completed by Seller at time of listing; completed form to be provided to Buyer prior to Buyer making a written offer to purchase.)



Property Address: 6661 Dayton Rd., Dubuque, IA 52003
(Sellers(s): please print property address including City, State and Zip Code)
Property Owner: Jeanette M Talbert (Executor)
(Sellers(s): please print property ownership)

Purpose:

Use this statement to disclose information as required by Iowa Code chapter 558A. This law requires certain Sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the Seller(s) and not by an Agent acting on behalf of the Seller(s). The Agent has no independent knowledge of the condition of the property; the Agent's knowledge is limited to the disclosure made by the Seller(s) on this form. In no event shall any Agent involved in the sale or purchase of the property or any such Agent's broker be liable for any matters subject to this disclosure. Buyer(s) is advised to obtain such independent inspections of the property as Buyer(s) deems appropriate.

Exempt Properties:

Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer real estate in which the fiduciary is a living natural person and was an occupant in posicion of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental 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 requirement(s) of Iowa Code 558A because one of the above exemptions apply.

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

Jeanette MTalbert (Executor)	dotloop verified 08/10/22 3:11 PM CDT KF31-NGXC-NRMO-C9SU		
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

INSTRUCTIONS TO SELLER(S):

- Provide information in good faith and make all reasonable effort to ascertain the required information;
 Complete this form yourself and fill in all mandatory blanks;

- Complete this form yoursell and fill in all mandatory blanks;
 Disclose all known conditions materially affecting this property. Additional pages or reports may be attached;
 If an item does not apply to the property, indicate that it is not applicable (N/A);
 Please provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is unknown or is unavailable following a reasonable effort, use an approximation of the information, or indicate that the information is unknown (UNK). All approximations must be identified as approximations (AP);
 Keep a copy of this statement with your other important papers.

SELLER(S) DISCLOSURE STATEMENT:

Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of Seller's or Seller's Representative's 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 the Seller and are not the representations of Agent.

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

State of Iowa mandates ALL Questions in Section 1 Must be Answered

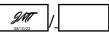
SE	ECTION 1 DISCLOSURES:	Circle Only One Response:
1.	The Seller(s) has owned the property since:	
2.	Basement/Foundation: Any known water or other problems?	Yes□No □N/A □UNK
3.	Roof: Any known problems?	Yes□No □N/A □UNK
	Any known repairs?	Yes□No □ N/A □ UNK
	If yes, date of repairs / replacement (circle one):	_
4.	Sewer System: Any known problems?	Yes□No □ N/A □ UNK
	Any known repairs?	
	If yes, date of <u>repairs / replacement</u> (circle one):	_
	be completed Client ONLY Seller(s) Initials Buyer(s) Initials	tials

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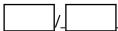
5.	Septic Tanks/Drain Fields: Has the system been inspected by an Iowa DNR			
	certified inspector within 2 years, or pumped/cleaned within the last 3 years?	.□Yes□No [JN/A	□unk
	Date of inspection:			
	Date tank last cleaned:			
6.	Well and Pump: Any known problems?			
	Any known repairs?			
	If Yes, date of repairs / replacement (circle one):			
	Any known water tests?	□Yes□No	□N/A	□UNK
	If yes, date of last report: and results:			
7.	Heating System(s): Any known problems?	□ Yes □No	□N/A	□UNK
	Any known repairs?			
	If Yes, date of repairs / replacement (circle one):			
8.	Central Cooling System(s): Any known problems?	□. Yes□No	□N/A	□UNK
	Any known repairs?			
	If Yes, date of repairs / replacement (circle one):			
9.	Plumbing System(s): Any known problems?	□.Yes□No	□N/A	□UNK
	Any known repairs?			
	If Yes, date of repairs / replacement (circle one):		·	
10.	Electrical System(s): Any known problems?	□Yes □No	□N/A	□UNK
	Any known repairs?			
	If Yes, date of repairs / replacement (circle one):			
11.	Pest Infestation (wood destroying insects): Any known current or past problems?	□Yes □No	□N/A	□UNK
	If yes, date(s) of treatment:			
	Any known structural damage?	□Yes□No	□N/A	□UNK
	If Yes, date of repairs / replacement (circle one):			
12.	Asbestos: Any known to be present in the structure?	□Yes □No	□N/A	□UNK
13.	Radon: Any known tests for the presence of radon gas?	□Yes□No	□N/A	□UNK
	If yes, date of last report: and results:			
14.	Lead Based Paint: Any known to be present in the structure?	□Yes□No	□N/A	□UNK
15.	Flood Plain: Is any of the property located in a flood plain?	□.Yes□No	□N/A	□UNK
	If yes, what is the flood plain designation?			
16.	Zoning: What is the zoning classification of the property?		□N/A	UNK
	Shared or Co-Owned Features: Any features of the property known to be shared in			
	common with adjoining landowners, such as walls, fences, roads and driveways whose	e		
	use or maintenance responsibility may have an effect on the property?	□Yes □No	□N/A	UNK
	Any known "common areas" such as pools, tennis courts, walkways or other areas co-	owned		
	with others, or a Homeowner's Association which has any authority over the property	r? .□Yes □No	□N/A	□UNK
	Any easements or encroachments onto or from the neighboring properties?	□Yes □No	□N/A	UNK
18.	Physical Problems: Any known settling, flooding, drainage or grading problems?	□ Yes □No	D □ N/A	UNK
19.	Structural Damage: Any known structural damage?	□Yes □No	□N/A	UNK
20.	Has there been a property/casualty loss resulting in an insurance claim in excess of \$5,000?	□.Yes□No	o□N/A	UNK
	If yes, indicate Type: Date of repairs:			
То	be completed			

By Client ONLY

Seller(s) Initials



Buyer(s) Initials



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CIAR 14 Pg 3	/4 IOWa	i - Res. Pro	p. sei	ier Dis	ciosu	re Statement for: Dubuque				
	-	perty subjec				ants?		No □N	/A □U	NK
☐ Attached to		• •			At the		county	y record	lers off	ice
□Other:										
You MUST expl	ain any "Y	ES" response	e(s) for	above	questi	ons. Use additional sheets as	necessary:			
SECTION 2 O	ΡΤΙΟΝΑ	LINEORMA	ATION	l· Thic i	inform	ation is optional and not req	uired by sta		ection I	II ic
for the conveni							uneu by sta	itute. Se	50010111	11 15
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22. Appliances	/Systems/	Services (ch		•						
			W	orking?				Wo	rking?	
	Included?		Yes		Unk		Included?	Yes		Jnk
efrigerator ange/Oven						Lawn Sprinkler System Pool Heater Wall liner & Equipment				
Aicrowave						Satellite Dish				
ishwasher						Window Treatments				
Disposal						Smoke Alarms				
rash Comp.						Gar. Door Opener				
Hood/Fan						Gar. Opener Remotes	 #			
Nasher						Intercom				
Oryer						Furn. Humidifier				
Gas Grill Window A/C						Central Vacuum				
Sauna/Hot Tub						Water Heater Fireplace/Chimney				
Attic Fan						Windows	444			
andscap. Lites						Alarm System				
Ceiling Fan(s)						Sump Pump				
Water Filter Sys.		Leased Y / N				Is sump pump properly discharged?				
Water Softner		Leased Y / N				Is Cable TV available in the area?				
P Tank		Leased Y / N				Invisible Dog Fence Transmitter				
All Household A	Appliances	s are sold in	workir	ng orde	r excep	ot as noted and are not unde	er warranty	, beyon	d the d	late
of closing. War	ranties ma	ay be availab	le for p	ourchas	e from	independent warranty comp				
						Please Check Mark or C			=	
23. Roof : Type	of Exterior	Roofing:				or UNK 🗆				
24. Attic Insula										
Amount:						-				
K-Value:	.l 	□ Dublic			· 🖵	Charad Wall		•••••	•••••	UNK
					-	Private Well Shared W			1N1 / A .	עואו וו
Any known To be completed	-	······································	•••••	•••••	•••••		⊔Yes	<u> </u>	JN/A ∐	JONK
ro be completed By Client ONLY	1	Seller(s) Initia	als \Box	GMT /_		Buyer(s) Initials				
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					ADDRESS						
26. Sewer Type : Type: \square	Public 🔲	Community		Private							
27. Septic Tank: Location of Ta	nk:						Д	N/A □UI	NK		
Tank Age:											
28. Mold: Has property been to											
If yes, date of test:		(attach resul	lts)								
29. Heating System(s): Type:					or UNK 🗆	Age:		or UI	٧K E		
30. Cooling System(s): Type:											
31. Radon System: Is a radon sy	ystem insta	lled?				DYes	□No □	√A □U	NK		
If yes, is the Radon System:											
32. Any improvements made by If yes, please explain:											
33. Is seller or seller's represen									 NK		
34. Has the Seller received any						_					
municipality?						□Yes	□No□	N/A □U	NK		
If yes, please explain:											
35. Received notice of code or a	zoning viola	tions from any	y mun	icipality?		□Yes	□No□	N/A □U	NK		
If yes, please explain:											
If yes, please explain:36. Association Fees; monthly \$	<u> </u>		•••••			•••••		N/A □UI	NΚ		
List items covered by fees: _											
37. In the last 12 months has the etc.?											
38. Electric Service Provider			Ga	s/Propane	Service Provi	der					
39. Any Transferable Contracts	? (e.g. Secu	rity System, H	ome \	Warranty, (CRP, Pest Trea	atment, et	c.)				
Disclosures must be signed by all ELLER(S) DISCLOSURE: Seller(s) disvailable to the Seller(s). The Seller(s) conowledge. If any changes occur between above disclosures being inaccurate that Buyer be provided with the "lowares being be seller to the signer of the signe	sclose the info ertifies that as en the date S , Seller(s) sha	ormation regarding of the date signer eller(s) complete the mediately di	ng this ed, this es this f sclose	information orm and the such change	is true and accu date of closing s to Buyer(s). Se	rate to the k which would eller acknow	pest of my/ d result in ledges req	our any of uirement			
Jeanette Mtalbert (Executor)	HWTT	op verified 722 3:11 PM CDT -XQV8-X0FY-VD3B	[
Seller	Da	ite		Sell	er		Date				
UYER(S) ACKNOWLEDGEMENT:	Buyer(s) ackı	nowledges receip	t of a c	opy of this R	eal Estate Disclo	sure Statem	ent. This st	tatement			
not intended to be a warranty or to su			•		-	-	_	-			
f a copy of this Real Estate Disclosure					=						
uyer(s) may wish to obtain. Buyer acl owa Department of Public Health.	kiiowieages r	eceipt of the "IOV	wa Kad	on nome-Bu	iyers and sellers	ract Sneet"	prepared	by the			
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Buver	Da	ITE		Buy	/er		Date				

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