



SELLER DISCLOSURE OF PROPERTY CONDITION



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

Property Owner(s) & Address: 240 Howard Avenue Northwest, Swisher, IA 52338

Purpose of Disclosure: Completion of Section I of this form is required under Chapter 558A of the Iowa Code which mandates the Seller(s) disclose condition and information about the property, unless 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 "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.**

I. Property Conditions, Improvements and Additional Information (Section I is Mandatory) EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

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 ☐
Roof type Asphalt 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 _____ Age _____ Unknown ☐
Has the system been pumped and inspected within the last 2 years?.....Yes ☐ No ☒ Unknown ☐
Date of inspection _____ Date tank last cleaned/pumped _____ NA ☒ Unknown ☐
5. **Sewer:** Any known problems? Yes ☐ No ☒ Unknown ☐
6. **Heating System(s):** Any known problems? Yes ☐ No ☒ Unknown ☐
7. **Central Cooling System(s):** Any known problems? Yes ☐ No ☒ Unknown ☐
8. **Plumbing System(s):** Any known problems? Yes ☐ No ☒ Unknown ☐
9. **Electrical System(s):** Any known problems? Yes ☐ No ☒ Unknown ☐
10. **Pest Infestation:** (wood destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc)
Any known problems? Yes ☐ No ☒ Unknown ☐
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 ☒ Unknown ☐
If yes, test results? _____ pCi/L Date of last report _____
13. **Lead Based Paint:** Known to be present in the property? Yes ☐ No ☒ Unknown ☐
Has the property been tested for the presence of lead-based paint?.....Yes ☐ No ☒ Unknown ☐
Provide lead-based paint disclosure.
14. Are there currently, or have there ever been, any lead water service lines present?.....Yes ☐ No ☒ Unknown ☐
If yes, please provide more information: _____
15. Any known encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, non-conforming uses, or a Homeowners Association which has any authority over the property? Yes ☐ No ☒ Unknown ☐

16. 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 way have the effect on the property?.....Yes ☐ No ☒ Unknown ☐
17. **Structural Damage:** Any known structural damage? Yes ☐ No ☒ Unknown ☐
18. **Physical Problems:** Any known settling, flooding, drainage or grading problems?.....Yes ☐ No ☒ Unknown ☐
19. Is the property located in a flood plain? Yes ☐ No ☒ Unknown ☐
If yes, flood plain designation: _____
20. Do you know the zoning classification of this property? Yes ☒ No ☐ Unknown ☐
If yes, what is the zoning? Residential
21. **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:
☐ On file at County Recorder's office or: _____

You MUST explain any "yes" responses above (Attach additional sheets if necessary): _____

Seller Initial

BPL

Buyer Initials _____

II. Appliances/Systems/Services (Section II 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 Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	Included	Yes	No	N/A
Range/Oven	☒	☐	☐	☐
Dishwasher	☒	☐	☐	☐
Refrigerator	☒	☐	☐	☐
Hood/Fan Disposal	☒	☐	☐	☐
TV Receiving Equipment	☐	☐	☐	☒
Sump Pump	☒	☐	☐	☐
Alarm System	☐	☐	☐	☒
Central AC	☒	☐	☐	☐
Central Vacuum	☐	☐	☐	☒
Gas Grill	☐	☐	☐	☒
Attic Fan	☐	☐	☐	☒
Intercom	☐	☐	☐	☒
Microwave	☒	☐	☐	☐
Ceiling Fan	☒	☐	☐	☐
Water Softener/Conditioner	☐	☐	☐	☒
LP Tanks	☐	☐	☐	☒
LP Keys & Locks	☐	☐	☐	☒
Garage Door Opener	☒	☐	☐	☐
Storage Shed	☐	☐	☐	☒

	Included	Yes	No	N/A
Lawn Sprinkler System	☐	☐	☒	☐
Solar Heating System	☐	☐	☐	☒
Pool Heater/Liner/Equipment	☐	☐	☐	☒
Well & Pump	☐	☐	☐	☒
Septic System	☐	☐	☐	☒
Smoke Detectors	☒	☐	☐	☐
Carbon Monoxide Detectors	☒	☒	☐	☐
City Water	☐	☐	☐	☒
City Sewer	☒	☐	☐	☐
Central Heating System	☐	☐	☐	☒
Water Heater	☒	☐	☐	☐
Windows	☒	☐	☐	☐
Gas Fireplace	☒	☐	☐	☐
Woodburning Fireplace	☐	☐	☐	☒
Furnace	☒	☐	☐	☐
Humidifier	☐	☐	☐	☒
Sauna/Hot Tub	☐	☐	☐	☒
Dryer	☐	☐	☒	☐
Washer	☐	☐	☒	☐

Exceptions/Explanations for "NO" responses above: _____

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING. Warranties may be available for purchase from independent warranty companies.

Seller Initial

BPL

Buyer Initials _____

Radon Fact Sheet & Form Acknowledgement (mandatory)

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

Seller

PRIME PROPERTIES, LLC Brian Wilkinson as owner

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Date _____

Buyer hereby acknowledges receipt of "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health, and 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 _____

Buyer _____

Date _____