



# SELLER DISCLOSURE OF PROPERTY CONDITION



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

**Property Owner(s) & Address:** Robbie & Jennifer Fugate

3080 235th St., St. Charles, IA 50240

**Purpose of Disclosure:** Completion of Section I 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:

**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; 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 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. If so, you may stop here.

Seller	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 JF RF      Buyer initials

10/10/19 2:21 PM CDT dotloop verified
10/10/19 3:17 PM CDT dotloop verified

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

1. **Basement/Foundation:** Has there been known water or other problems? Yes  No   Unknown  If yes, please explain: Very minimal dampness in NW corner of basement every now and then
2. **Roof:** Any known problems? Yes  No   Unknown  Type new around 2011 Unknown  Date of repairs/replacement new around 2011 Unknown  Describe: \_\_\_\_\_
3. **Well and pump:** Any known problems? Yes  No   Unknown  Type of well (depth/diameter), age and date of repair: na 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 South of house Unknown  Age  Unknown  Has the system been inspected within 2 years or pumped/cleaned within 3 years? Yes  No   UNK  Date of inspection \_\_\_\_\_ UNK  Date tank last cleaned/pumped \_\_\_\_\_ UNK

- 5. **Sewer:** Any known problems? Yes  No  Any known repairs/replacement? Yes  No   
Date of repairs N/A
- 6. **Heating system(s):** Any known problems? Yes  No  Any known repairs/replacement? Yes  No   
Date of repairs motor replaced a couple years ago
- 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 Doorbell fuse needs repaired

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 \_\_\_\_\_  
 Seller has seen some past evidence of mouse droppings in attic but never had any mice in home.

- 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 \_\_\_\_\_  
 Seller Agrees to release any testing results. **If not**, Check here

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? \_\_\_\_\_

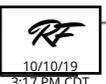
Has the lead disclosure form and pamphlet been provided? Yes  No

- 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 maintenancce 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? Agricultural

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:  
 On file at County Recorder's office or: \_\_\_\_\_

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

Seller initials  Buyer initials  \_\_\_\_\_

10/10/19 2:21 PM CDT dotloop verified      10/10/19 3:17 PM CDT dotloop verified



- 3. Are there any known current, preliminary, proposed 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: \_\_\_\_\_

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

Roof was turned into insurance and replaced 6 to 9 years ago.

**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) (Attach additional sheets, if necessary)

\_\_\_\_\_

Seller has owned the property since 2004. Seller has indicated above the history and condition of all the items based solely on the information known or reasonably 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 Public Health.**

Seller *Jennifer Fugate* dotloop verified  
10/10/19 2:21 PM CDT  
WDCD-GQJV-ZBR5-9L5S Seller *Robbie Fugate* dotloop verified  
10/10/19 3:17 PM CDT  
FQSV-XD4R-NAGC-BJN2

**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  Buyer