

Prepared by:Yvonne Krukow | Krukow Real Estate

Rrukow Real Estate SELLER DISCLOSURE OF PROPERTY CONDITION

Form

Simplicity

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

Property Overson(s) & Add	delivered prior to buyer in	naking Offer to Buy Real Estate)	EDJAL HOUSING OPPORTUNITY
Property Owner(s) & Address: Ke jth Minai	-d: 40	31St St. Nu	11/201-
Purpose of Disclosure: Completion of Se	ection I this form is requ	ured under Chapter 558A of the	Towa code which mandates the
Seller(s) disclose condition and information	on about the property, u	nless exempt:	Towa code which mandates the
Exempt Properties: Properties exempt property containing 5 or more dwelling selling foreclosed properties: transfers be conservatorship, or trust. This exemption person and was an occupant in possess preceding the date of transfer: between deeds; intra family transfers: between directifies that the property is exempt from If claiming an exemption, sign here and	ted from the Seller's dissection that seller's dissection of the real estate a joint tenants, or tenants vorcing spouses: comment the requirement(s) of Io	sclosure requirement include (ransfers; transfers by a power ourse of the administration of a transfer of real estate in which t any time within the twelve of in common; to or from any goercial or agricultural property.	of attorney; foreclosures; lenders decedent's estate, guardianship, the fiduciary is a living natural consecutive months immediately overnmental division; quit claim which has no dwellings. Sellerge
Seller	Date	Seller	Date
Buyer	Date	Buyer	Date
the required information. (4) Additional par "NA" (not applicable). (6) All approximate UNKNOWN. (7) Keep a copy of this state. Seller's Disclosure Statement: Seller disc true and accurate to the best of my/our knowstatement to any person or entity in connect This statement shall not be a warranty of an inspection or warranty the purchaser may we Agent acting on behalf of the Seller. The which is written on this form. Seller advised to the seller initials.	closes the following informations must be identified ement. closes the following information with actual or anticorny kind by Seller or Sell wish to obtain. The following has no independence is the support of the su	"AP". If you do not know the formation regarding the property gned. Seller authorizes Agent to cipated sale of the property or as ler's Agent and shall not be interested are representations made then knowledge of the conditions.	acts, write or check and certifies this information is to provide a copy of this s otherwise provided by law. Inded as a substitute for any by Seller and are not by any
I. Property Conditions, Improve	ements and Addit	ional Information: (Se	ction I is Mandatory)
		BE ADDRESSED AND MAI	
1. Basement/Foundation: Has there be 1A. If yes, please explain:			☑Unknown □
2. Roof: Any known problems? Yes 2A. Type	\$\$		
2B. Date of repairs/replacement (If	any) 2015		
Describe: Leplace on	House		
3. Well and pump: Any known proble			
3A. Type of well (depth/diameter).			
Serialii: 040084-600161_4705520	1	1/1	

; sold@krukowrealestate.com + 6414563883

3B. Has the water been tested? Yes ☐ No ☐ Unknown ☑ 3C. If yes, date of last report/results:	
. Septic tanks/drain fields: Any known problems? Yes \(\subseteq \text{No} \subseteq \text{Unknown} \subseteq \)	
Location of tank //// Age	Unknown [
Has the system been pumped and inspected within the last 2 years?	Clikilowii L
Yes 🗆 No 🗀 Unknown 🗆 🏑	/_
Date of inspection Date tank last cleaned/pumped/	// N/A 🔽
. Sewer: Any known problems! Yes \square No \square Unknown \square	
5A.Any known repairs/replacement? Yes ☐ No ☐ Unknown ☐ 5B. Date of repairs	
. Heating system(s): Any known problems? Yes \(\sigma\) No	
6A.Any known repairs replacement? Yes No 🗆	
6B. Date of repairs 2014	
. Central Cooling system(s): Any known problems? Yes 🗌 No 🗍	
7A. Any known repairs replacement? Yes No 🗆	
7B. Date of repairs 2014	
Plumbing system(s): Any known problems? Yes \(\subseteq \text{No} \)	
8A. Any known repairs/replacement? Yes \(\subseteq\) No \(\subseteq\)	
8B. Date of repairs	
Electrical system(s): Any known problems? Yes \(\subseteq \text{No } \(\subseteq \)	
9A. Any known repairs replacement "Yes ☑ No ☐	
9B. Date of repairs 2014 New parnett Service	
D. Pest Infestation: (wood-destroying insects, bats, snakes, rodents, destructive/troubleso.	
10A. Any known problems? Yes \(\sigma\) No \(\su\) Unknown \(\su\)	me animais, etc.)
Date of treatment	
10B. Previous Infestation/Structural Damage? Yes ☐ No ☐ Unknown ☐	
Date of repairs	
. Asbestos: Is asbestos present in any form in the property? Yes \(\subseteq \) No \(\subseteq \) Unknown \(\subseteq \)	
11A. If yes, explain:	
. Radon: Any known tests for the presence of radon gas? Yes \(\simega \) No	
12A. If yes, test results? Date of last	report
. Lead Based Paint: Known to be present or has the property been tested for the presenc	e of lead based paint?
13A. Provide lead based paint disclosure.	
Any Image and a second	
Any known encroachments, easements, "common areas" (facilities like pools, tennis cou areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Ass	irts, walkways or other
authority over the property? Yes \(\sigma\) No \(\sigma\) Unknown \(\sigma\)	sociation which has any

15. Features of the and driveways Yes □ No ☑	ne property known to be shared in co whose use or maintenance responsi Unknown	ommon with adjoining landowner ibility may have an effect on the	rs, such as walls, fences, roads property?
16. Structural Da	mage: Any known structural dama	nge? Yes ☐ No ☐ Unknown ☐	
	lems: Any known settling, flooding		Yes □ No □ Unknown □
18. Is the propert	y located in a flood plain? Yes ☐ od plain designation		
19. Do you know What is the zon	the zoning classification of this prining? <u>Residential</u>	operty? Yes ☑ No ☐ Unknow	'n 🗌
If yes, attach a	s the property subject to restrictive of copy OR state where a true, current ounty Recorder's office or:	covenants? Yes \(\sum \text{No \(\subseteq \text{Unknown} \) t copy of the covenants can be ob	wn 🗌 tained:
You <u>MUST</u> ex	xplain any "Yes" responses above	(Attach additional sheets if neo	cessary):
	Seller initials hm	Buyer initials	
II. Appliances	/Systems/Services (Note: Section	II is for the convenience of Buyer	/Seller and is not mandatory):
педотлавле between	ed "included" are intended to remain Buyer and Seller, and requested item greement. The Offer to Buy/Purchase Working?	as should be in writing as either in	cluded or excluded in any Offer is of any agreement.
	Included Yes No OR		Working? Included Yes No OR
Range Oven Dishwasher Refrigerator Hood/Fan Disposal TV receiving Equipment Sump Pump Alarm System Central AC Window AC Central Vacuum Gas Grill Attic Fan Intercom Microwave		Lawn Sprinkler System Solar Heating System Pool Heater, Wall liner & equipment Well & Pump Smoke Alarm Septic Tank & Drain field City Water System City Sewer System Plumbing System Central Heating System Water Heater Windows	

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 Buyer initials Buyer initials HII. Additional Non-Mandatory Requested Items: Are you as the Seller aware of any of the following: 1. Any significant structural modification or alteration to property? Yes \(\) No \(\) Unknown \(\) Please explain: 2. Has there been a property/casualty loss over \$5,000, an 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 \(\) Unknown \(\) deep the 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 \(\) 16. Penergy Efficiency Testing: Has the property been tested for energy efficiency? Yes \(\) No \(\) Unknown \(\) 17 yes, what were the test results? 3. Artic Insulation: Type \(\) Has the property been tested for energy efficiency? Yes \(\) No \(\) Unknown \(\) 17 yes, please explain: 4. Are you aware of any area environmental concerns? Yes \(\) No \(\) Unknown \(\) 18 yes, please explain: 4. Are you related to the listing agent? Yes \(\) No \(\) If yes, how? 1. Where survey of property may be found: 2. Wind Farms: Is the subject property encumbered by certain Wind Energy rights? Yes \(\) No \(\)
1. Any significant structural modification or alteration to property? Yes ☐ No ☐ Unknown ☐ Please explain: 2. Has there been a property/casualty loss over \$5,000, an 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, 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 ☐ 8. Attic Insulation: Type But + Blow ☐ 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: ☐
2. Has there been a property/casualty loss over \$5,000, an 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 _ Unknown _ If yes, has the damage been repaired/replaced? Yes _ No _ Unknown _ association of which you have knowledge? Yes _ No _ Unknown _ association of which you have knowledge? Yes _ No _ Unknown _ Another the property or occupants? Yes _ No _ Unknown _ Another the burial grounds: Does property contain any private burial ground? Yes _ No _ Unknown _ Another the burial grounds: Does property contain any private burial ground? Yes _ No _ Unknown _ If yes, what were the test results? _ Unknown _ Unknown _ If yes, what were the test results? _ Unknown _ Unknown _ Unknown _ Unknown _ Unknown _ Are you aware of any area environmental concerns? Yes _ No _ Unknown _ If yes, please explain: 1. Where survey of property may be found: _ Unknown _ If yes, how? \
property from fire, wind, hail, flood(s) or other conditions? Yes \Boxed No \Boxed Unknown \Boxed If yes, has the damage been repaired/replaced? Yes \Boxed No \Boxed Unknown \Boxed Seen repaired/replaced? Yes \Boxed No \Boxed Unknown \Boxed Seen sassociation of which you have knowledge? Yes \Boxed No \Boxed Unknown \Boxed Seen Seen Seen Seen Seen Seen Seen Se
association of which you have knowledge? Yes \ No \ Unknown \ \ Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes \ No \ Unknown \ \ \] Private burial grounds: Does property contain any private burial ground? Yes \ No \ Unknown \ \ \] Neighborhood or Stigmatizing conditions or problems affecting this property? Yes \ No \ Unknown \ \ \] Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes \ No \ Unknown \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Yes \ No \ Unknown \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Neighborhood or Stigmatizing conditions or problems affecting this property? Yes \(\) No \(\) Unknown \(\) Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes \(\) No \(\) Unknown \(\) If yes, what were the test results? B. Attic Insulation: Type \(\) \(\) Unknown \(\) Unknown \(\) Amount \(\) Unknown \(\) Are you aware of any area environmental concerns? Yes \(\) No \(\) Unknown \(\) If yes, please explain: O. Are you related to the listing agent? Yes \(\) No \(\) If yes, how? 1. Where survey of property may be found:
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Unknown Amount Unknown Unknown Unknown Unknown Unknown Unknown Unknown If yes, please explain: O. Are you related to the listing agent? Yes No If yes, how? 1. Where survey of property may be found:
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 0. Are you related to the listing agent? Yes □ No □ If yes. how? 1. Where survey of property may be found:
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2. Wind Farms: Is the subject property encumbered by certain Wind Energy rights? Vos. D. No.
If yes, rights by: Lease ☐, Easement ☐, Other ☐ Define Other:
f the answer to any item is yes, please explain. Attach additional sheets, if necessary:
•

13. Repairs: Any repair(s) to property not so noted: (Date of repairs, Name of repair company Repairs are not normal maintenance items) (Attach additional sheets, if necessary) IV. Radon Fact Sheet & Form Acknowledgement	if utilized.) (Note:
Seller acknowledges that Buyer be provided with and the Buyer acknowledges receipt of t Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health	the "Iowa Radon h.
Seller / Munic Seller	Date 10-13-
Seller has owned the property since 20/0 (date). Seller has indicated above the historian the items based solely on the information known or reasonably available to the Seller(s). If any structural/mechanical/appliance systems of this property from the date of this form to the date of immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for a directly made by Broker or Broker's affiliated licensees (brokers and salespersons). Seller herel Seller has retained a copy of this statement.	changes occur in the of closing, Seller will
Buyer hereby acknowledges receipt of a copy of this statement. This statement is not inten or to substitute for any inspection the buyer(s) may wish to obtain.	ded to be a warranty
BuyerBuyer	Date



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

Address:					
developing lead polearning disabilities poses a particular buyer with any infinotify the buyer of	f any interest in residential reproperty may present exposi- possioning. Lead poisoning in es, reduced intelligence quotrisk to pregnant women. The formation on lead-based pair	ure to lead from young childrient, behavion seller of any of hazards from the party of the party	on which a residential dwelling om lead-based paint that may pen may produce permanent neural problems, and impaired mey interest in residential real promises assessments or inspection firsk assessment or inspection f	place young children at risk prological damage, includition mory. Lead poisoning also perty is required to provide	k of ing o le the
SELLER'S DISC	LOSURE (initial)				
(a) Prese	nce of lead-based paint and/	or lead-based	l paint hazards (check one belo	(w):	
L_	Known lead-based paint a	nd/or lead-ba	sed paint hazards are present i	n the housing (explain).	
MM(b) Recor	Seller has no knowledge o ds and Reports available to	f lead-based the Seller (cl	paint and/or lead-based paint heck one below):	azards in the housing.	
	serier has provided the Pul	rchaser with	all available records and reportousing (list documents below)	s pertaining to lead-based	paint
	/				
V	Seller has no reports or rechousing.	ords pertaini	ng to lead-based paint and/or l	ead-based paint hazards in	the
PURCHASER'S A	ACKNOWLEDGEMENT	(initial)			
(c)	chaser has received copies of	of all informa	tion listed above.		
	No Records or Reports wer				
(d) Purcha	ser has received the pamph towa Families.	let <i>Protect Yo</i>	our Family from Lead in Your	Home, Lead Poisoning: H	0น: to
	ser has (check one below):				
	Waived the opportunity to	of lead-base conduct a ris	ally agreed upon period) to co d paint and/or lead-based paint c assessment or inspection for	hazards: or	
	paint and/or lead-based pair	nt hazards.	*	1	
dik (f) Agent l	OWLEDGEMENT (initial) has informed the Seller of the sibility to ensure compliance	ie Seller's ob	ligations under 42 U.S.C. 485	2d and is aware of his/her	
CERTIFICATE Of The following parties information provided	F ACCURACY s have reviewed the information by the signatory is true and	ation above a d accurate:	nd certify, to the best of their	knowledge, that the	
Seller	mour !	/ <u>U'/)</u>	7		
		Date	Purchaser	Date	
Seller		Date	Purchaser	Date	
Dolla K	hen	Interla	2	Date	
Seller's Agent		Date	Purchaser's Agent	Date	
			-	_ 4,0	