



SELLER DISCLOSURE OF PROPERTY CONDITION

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

Property Owner(s) & Address:

BC Properties LLC 1400 27th

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 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 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	_____ 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 W W

Buyer initials _____

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

- Basement/Foundation:** Has there been known water or other problems? Yes No Unknown If yes, please explain: _____
- Roof:** Any known problems? Yes No Unknown Type _____
Unknown Date of repairs/replacement _____ Unknown
Describe: _____
- Well and pump:** Any known problems? Yes No Unknown Type of well (depth/diameter), age and date of repair: 1/18 Has the water been tested? Yes No Unknown
If yes, date of last report/results: _____
- Septic tanks/drain fields:** Any known problems? Yes no Unknown Location of tank _____
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 _____
- 6. Heating system(s): Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs _____
- 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: Siding
- 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? NOT TESTED
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 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? R650
- 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 CW WJW Buyer initials: _____




II. Appliances/Systems/Services (Note: 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	Working?			Rented?		Included	Working?		
		Yes	No	OR Unknown	Yes	No		Yes	No	OR Unknown
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	✓	✓	()	()				✓	()	()
Trash Compactor	()	()	()	()				✓	()	()
Ceiling Fan	✓	✓	()	()				✓	()	()
Water Softener/Conditioner	✓	✓	()	()	()	()		✓	()	()
LP Tanks	()	()	()	()	()	()		✓	()	()
Keys & Locks	()	()	()	()				✓	()	()
Swing Set	()	()	()	()				✓	()	()
Basketball Hoop	()	()	()	()				✓	()	()
Underground "Pet fence"	()	()	()	()				✓	()	()
Pet Collars	()	()	()	()				✓	()	()
Garage door opener	✓	✓	()	()				✓	()	()
					# of collars	_____				
					# of remotes	<u>1</u>				
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			✓	()				✓	()	()
Fireplace/Chimney			✓	()				✓	()	()
Wood Burning System	()		✓	()				✓	()	()
Furnace Humidifier	()		✓	()				✓	()	()
Sauna/Hot tub	()		✓	()				✓	()	()
Locks and Keys	()		✓	()				✓	()	()
Dryer	✓	✓	()	()				✓	()	()
Washer	✓	✓	()	()				✓	()	()
Storage Shed	✓	✓	()	()				✓	()	()
Boat Dock	()		()	()				()	()	()
Boat Hoist	()		()	()				()	()	()

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 initials CW WW Buyer initials _____

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

- Any significant structural modification or alteration to property? Yes [] No [] Unknown [] Please explain: _____
- 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, 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 Batt 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: _____

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 NEVER LIVED IN PROPERTY

Seller has owned the property since 3/18 (date). 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 Cynthia M. Wilcox Seller Walter Wilcox Date 8-18-19

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 _____ Date _____