



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address: Robert Zellmer

Wendy Zellmer

2701 S. Royce

Sioux City

IA 51106

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.

Property is exempt because one or more of the above exemptions apply.

If Exempt – STOP HERE and SKIP TO LAST PAGE, SIGN AND 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.**

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

- Basement/Foundation:** Has there been known water or other problems? Yes [] No [] Unknown [X] If yes, please explain: Not since we have been in the house.
- Roof:** Any known problems? Yes [X] No [] Unknown [] Type Small leak on west wall of living room
Unknown [] Date of repairs/replacement _____ Unknown [X]
Describe: Caulked skylight - No problems since
- 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: _____
- 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 []
- Sewer:** Any known problems? Yes [] No [X] Any known repairs/replacement? Yes [] No []
Date of repairs _____

Buyer Initials _____

Sellers Initials RZ WZ

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 Pressure Regulator installed
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: _____

12. **Radon:** Any known tests for the presence of radon gas? Yes No If yes, test results? _____
Date of last report 06/2019
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 Ravine
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? _____
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):

Drip from water pressure regulator - Moos plumbing to be called to fix
Radon mitigation system installed in 2019

Buyer Initials _____

Seller Initials W W

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 N/A	Yes	No			Yes	No	OR N/A
Range/Oven	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	()			Lawn Sprinkler System	()	()	()	
Dishwasher	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	()			Solar Heating System	()	()	()	
Refrigerator	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	()			Pool Heater, Wall liner & equipment	()	()	()	
Hood/Fan	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	()			Well & Pump	()	()	()	
Disposal	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	()			Smoke Alarm	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	
TV receiving Equipment	()	()	()	()			Septic Tank & Drain field	()	()	()	
Sump Pump	()	()	()	()			City Water System	(<input checked="" type="checkbox"/>)	()	()	
Alarm System	()	()	()	()			City Sewer System	(<input checked="" type="checkbox"/>)	()	()	
Central AC	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	()			Plumbing System	(<input checked="" type="checkbox"/>)	()	()	
Window AC	()	()	()	()			Central Heating System	(<input checked="" type="checkbox"/>)	()	()	
Central Vacuum	()	()	()	()			Water Heater	(<input checked="" type="checkbox"/>)	()	()	
Gas Grill	()	()	()	()			Windows	(<input checked="" type="checkbox"/>)	()	()	
Attic Fan	()	()	()	()			Fireplace/Chimney	()	(<input checked="" type="checkbox"/>)	()	
Intercom	()	()	()	()			Wood Burning System	()	()	()	
Microwave	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	()			Furnace Humidifier	()	()	()	
Trash Compactor	()	()	()	()			Sauna/Hot tub	()	()	()	
Ceiling Fan	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	()			Locks and Keys	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	
Water Softener/ Conditioner	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	()	()	(<input checked="" type="checkbox"/>)	Dryer	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	
LP Tanks	()	()	()	()	()	()	Washer	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	
Keys & Locks	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	()			Storage Shed	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	
Swing Set	()	()	()	()			Underground				
Basketball Hoop	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	()			Boat Dock	()	()	()	
"Pet fence"	()	()	()	()			Boat Hoist	()	()	()	
Pet Collars	()	()	()	()	# of collars	_____					
Garage door opener	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()	()	# of remotes	<u>2</u>					

Exceptions/Explanations for "NO" responses above:

Fireplace does not spark.
Ice maker does not work properly.

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

Buyer Initials _____ Seller Initials NY WAB

III. 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 []

Buyer Initials _____ Seller Initials NY WAB

- 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 [x] Unknown []
- 4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes [] No [x] Unknown []
- 5. Private burial grounds: Does property contain any private burial ground? Yes [] No [x] Unknown []
- 6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes [] No [x] Unknown []
- 7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes [] No [x] Unknown []
If yes, what were the test results? _____
- 8. Attic Insulation: Type _____ Unknown [x] Amount _____ Unknown [x]
- 9. Are you aware of any area environmental concerns? Yes [] No [x] Unknown [] If yes, please explain: _____

- 10. Are you related to the listing agent? Yes [] No [x] 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)

New hot water heater - 2020

Seller has owned the property since 06/2019 (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 [Signature] Seller Wendy A. Zellmer Date 6-20-2020
Robert Zellmer Wendy Zellmer

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 _____