



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address:

1123 24th

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

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

AB 6/7/21

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 Replaced Oct 2018 Unknown
Describe: _____
- 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

- 5. **Sewer:** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs Serviced 3/29/2021. Exhibit F
- 6. **Heating system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs Serviced 3/29/2021 Exhibit F
- 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 Select features updated in 2015. Repairs in 2019 (Exhibit A+B)
- 9. **Electrical system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs Select features updated in 2018. Select repairs in 2019 & 2021 in response to inspection (Exhibit B+C)
- 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? Exhibit E
Date of last report 2/6/2019
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
- 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): _____

Seller initials MB 6/7/21 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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Lawn Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Pool Heater, Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Well & Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV receiving	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Smoke Alarm	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Septic Tank &			
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Drain field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			City Water System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			City Sewer System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Central Heating System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener/							Locks and Keys	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Conditioner	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LP Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Keys & Locks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Storage Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						
Underground							Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
"Pet fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		# of collars _____				
Garage door opener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		# of remotes _____				

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 NB 6/7/21 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 _____ 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: N/A

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) See Exhibits.

Seller has owned the property since 2/15/2019 (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 *NJBjt* Seller _____ Date 6/7/21

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 _____

EXHIBIT A (1 of 3)

Pinney Plumbing
PO Box 192
Sergeant Bluff, Iowa 51054

Estimate for repairs: 2118 S. Maple
Sioux City, Iowa 51106

Upon inspection of the above listed property, the following suggested repairs were noticed:

- ✓ Unused gas line in kitchen needs to be capped.
- ✓ Drain line under kitchen sink is not properly vented.
- ✓ Valve in master bath is a gas valve and not rated for water pressures/use.
- ✓ Drain line under basement bath is not properly vented.
- ✓ Abandoned line coming from main stack need to be properly capped.

No other issues were found to be out of code.

Thank You,
Andy Pinney
Pinney Plumbing
712.898.6242

EXHIBIT A (2 of 3)

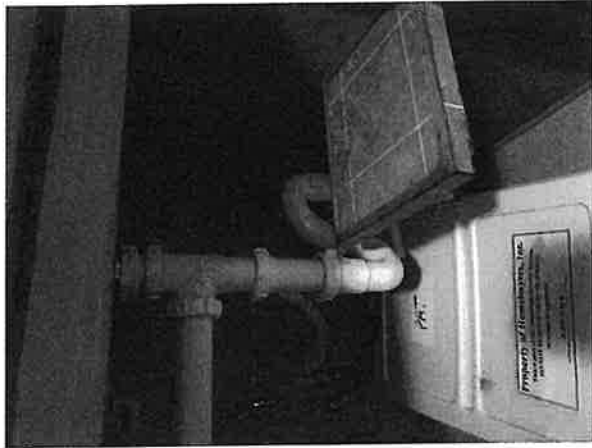


EXHIBIT A (2 of 3)

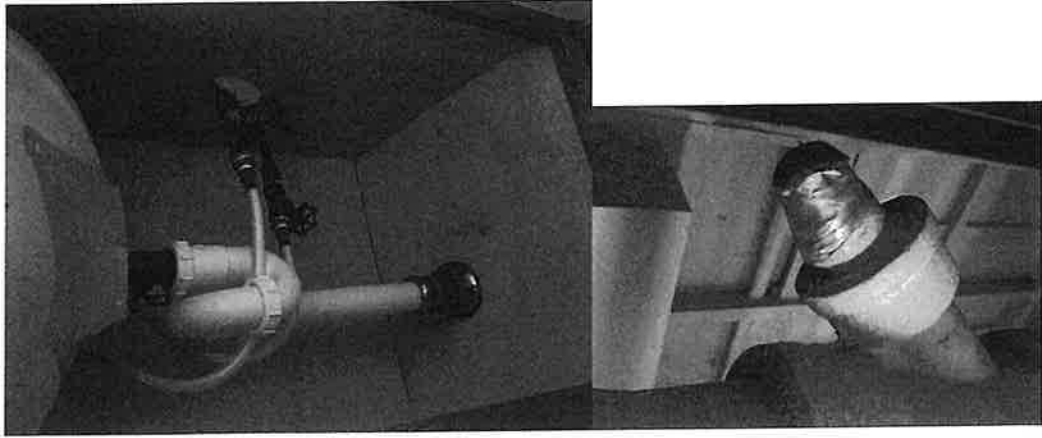


EXHIBIT B

PROPERTY INSPECTION RESOLUTION ADDENDUM (Seller's Response)

This addendum shall be an integral part of Purchase Agreement dated 01/05/2019 on the property known as 1123 24 St Sioux City, IA, 51104 between Salvius Investment Partners, LLC (Seller) and Nicholas J. Baumgarten (Buyer).

Seller notifies Buyer that in response to Buyers Inspection Removal Addendum dated the Seller is taking the following action:

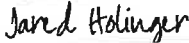
Declines to take the requested actions and unless Buyer accepts the Property in "AS-IS" condition within the inspection time period, the purchase agreement will become null and void.

Agrees to take the actions requested by the Buyer.

Seller agrees to repairs as follows:

Items Seller will address:

- 1) A qualified contractor will cap the unused gas line in kitchen.
- 2) A qualified contractor will properly vent the drain line under kitchen sink.
- 3) A qualified contractor will replace the valve in the master bath
- 4) A qualified contractor will properly vent the drain line in basement bath.
- 5) A qualified contractor will cap the abandoned line coming from main stack.
- 6) A qualified contractor will rewire main electrical panel where 15 amp wire is connected to 20 amp breaker.
- 7) A qualified contractor will install a separate breaker for AC
- 8) A qualified contractor will plug in water softener into it's own plug.
- 9) A qualified contractor will disconnect extension cord above ductwork.
- 10) A qualified contractor will install a radon mitigation system. The cost will be split 50/50 between buyer and seller.


DocuSigned by:

 _____ 1/21/2019
 Salvius Investment Partners, LLC by: _____ Date

(This form is complete if Seller Agrees to take all action requested by Buyer)

BUYER RESPONSE TO SELLER'S PROPOSED ACTIONS:

Buyer accepts Seller's proposed actions as satisfactory

Buyer rejected Seller's proposed actions as unsatisfactory. This purchase agreement is null and void and Buyer is entitled to return of earnest money.

DocuSigned by:

 _____ 1/25/2019 | 11:22 CST
 Buyer _____ Date _____

BUYER RESPONSE TO SELLER'S DECLINATION:

Buyer withdraws all requests for Seller to take action and elects to accept the Property in AS-IS condition with no repairs required by the Seller.

 Buyer _____ Date _____ Buyer _____ Date _____

EXHIBIT C

Vakulskas Electric, L.C.

Electrical Inspection Report

Over 30 Yrs. Experience in Residential, Commercial & Industrial

3936 Transit Ave., Sioux City, IA 51106

Phone: 712.276.2260 Fax: 712.276.1354

Submitted To: Nick Baumgarten	Date: 01/09/2018
Address: 1123 24 th St. Sioux City, IA	Phone:
Job Name: Electrical Inspection	Job Location: 1123 24 th St., Sioux City, IA
Page 1 of 1	

The existing 100 amp breaker panel is in fair condition and is sufficient for the connected load

- ✓ In the main electrical panel there are two breakers with 15 amp wire connected to 20 amp breaker's. \$30
- ✓ There is one double tap on each of the main lugs for the air-conditioner. There is enough space in the electrical panel to install a separate breaker to eliminate the double tapped main lugs. \$70
- The plugs at the workbench in the basement should have GFCI protection installed. \$80
- The light fixture in the closet underneath the stairs should be replaced and properly wired. \$60
- ✓ The water softener should have its own plug. It is currently plugged in to an adapter from a pull chain light. \$75
- In the north east room of the basement there are two plugs with reversed polarity. \$50
- In the south east room of the basement there is one plug with reverse polarity. \$25
- In the south east room of the basement there is also a pull chain light that needs to be replaced. \$25
- ✓ There is an extension cord in the south east room of the basement that is connected to some device above the ductwork. If this device needs to be connected the cost would be \$125

- The washer plug has reversed polarity. \$25
- ✓ The basement bathroom plug should have GFCI protection. \$40
- The main floor bedroom on the north end of the house needs a globe type fixture installed. \$60
- ✓ There are four kitchen plugs that need GFCI protection. \$160 *2 out of 4 fixed spring of 2021*
- ✓ There are three plugs inside the garage and on the exterior of the garage that need GFCI protection. \$160

- ✓ *Note* there are two plugs missing the cover plates: One in the dining room and one on the front porch.

Total cost depends upon which items are chosen

Sincerely,

Jeff Vakulskas, Owner

EXHIBIT D

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone
TREMBLY TERMITE & PEST CONTROL
4005 Floyd Boulevard
PO Box 1136
Sioux City IA 51102
712-239-1180 FAX-712-239-8030

Company's Business Lic. No.
IA 02174-000

Date of Inspection
01/17/2019

Address of Property Inspected
1123 24th St
Sioux City IA 51104

Inspector's Name, Signature & Certification, Registration, or Lic. #
Scott E Trembly # 10976

[Handwritten signature]

Structure(s) Inspected
House & Garage

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

- A. No visible evidence of wood destroying insects was observed.
B. Visible evidence of wood destroying insects was observed as follows:
1. Live insects (description and location):
2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):
3. Visible damage from wood destroying insects was noted as follows (description and location):

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

- No treatment recommended: (Explain if Box B in Section II is checked)
Recommend treatment for the control of:

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement 1 3 4 5 6 7 9
Crawlspace 11
Main Level 1 3 4 6 7 9
Attic
Garage 7
Exterior 17
Porch
Addition
Other

The inspector may write out obstructions or use the following optional key:

- 1. Fixed ceiling 13. Only visual access
2. Suspended ceiling 14. Cluttered condition
3. Fixed wall covering 15. Standing water
4. Floor covering 16. Dense vegetation
5. Insulation 17. Exterior siding
6. Cabinets or shelving 18. Window well covers
7. Stored items 19. Wood pile
8. Furnishings 20. Snow
9. Appliances 21. Unsafe conditions
10. No access or entry 22. Rigid foam board
11. Limited access 23. Synthetic stucco
12. No access beneath 24. Duct work, plumbing, and/or wiring

Section V. Additional Comments and Attachments (these are an integral part of the report)

[Blank lines for additional comments and attachments]

Attachments

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

EXHIBIT E (1 of 4)



Radon Sux
Radon Testing & Mitigation Services

Radon Sux Testing & Mitigation Services
PO box 5167
Sioux City, IA 51102
Office: (712) 252-0312 Tony: (712) 281-7707

Billing Information	
Service Fee	\$1,199.00
Mileage	\$0.00
Coupon/Discount	\$0.00
Total Due	\$1,199.00

Customer Mailing Address
Nick Baumgarten
1123 24th street

Service Information	
Service Type	mit/ post testing
Billing Type	-
Service Date	Wednesday, February 06, 2019
Service Note	-
Agent Name	Jeff Nelson
Agent Name	Jeff Nelson
Invoice Number	1123 24t
Date Paid	01/00/00
Payment Type	0

Service Level Guarantee:

Radon Sux guarantees levels below 4 within 90 days of installation.
Unless otherwise discussed with the homeowner
Full Three Year parts and Service Warranty

Radon Sux Installation Guide for Customers:

Radon Sux was contacted because a radon test result came back higher than 4pCi per liter. Radon is a natural occurring gas that is forced into your home through the vacuum put on your basement primarily by tightly sealed homes and the heating and cooling system. By using Radon Sux's proper sub slab testing we can find the best and most convenient space in your home to run our system. Our system not only performs properly but is also as aesthetically pleasing to the design of your home.

Radon Sux will supply and follow all building permits required by all local codes to properly install your radon mitigation system. Attached are copies of Radon Sux floor plan sketches of your property to show where the best installation spots are located. The letter A of your diagram represents where we will be putting the suction pit for your system. B indicates where we will be exiting your roof so that the unit can be properly ventilated into the atmosphere. Radon Sux will install a suction point in the appropriate spot and run the exhaust through the roof and seal it to ensure no leaks. Radon Sux only uses premium Radon fans for a long lifespan and low utility usage.

Radon Sux follows all manufactures' warranties on all electrical and mechanical components installed in your mitigation system. Radon Sux gives a full one-year warranty from defects in workmanship on the entire mitigation system. All model and serial numbers of the electrical and mechanical components installed in your mitigation system will be supplied to you in your receipts at the end of mitigation. If for some reason, your mitigation post test comes back and it is still too high, a second hit installation can be conducted for \$500.00. Radon Sux follows all rules and regulations and will report to you if for some reason we are unable to follow all state and RMS guidelines.

Radon Sux will be installing a system failure warning device that indicates whether your system is working properly or not. The warning device (which measures vacuum not radon) will be located in a very convenient spot so you can regularly check to make sure your system is working properly without wasting any of your time or going out of your way. When the system is working properly and the proper amount of vacuum is shown on your system failure warning device, we can then guarantee that the electrical and mechanical systems of your mitigation system is working properly to manufacture specs. If at any time you see a large change in the red water levels being even with each other in your failure warning device (commonly called a Utube) or if it levels out completely please check your radon mitigation supply power switch or electrical circuit breaker to verify power. If no breakers are tripped please contact Radon Sux on their 24 hour hotline (712)281-7707 and we will be able to properly inform you of the steps to take to get your radon mitigation system up and running ASAP. All fees included in your installation manual include permits, State of Iowa radon program fee of \$40.00, and the use of license electrician for all your electrical needs. Radon Sux has no hidden fees, just quality workmanship at a fair price.

CONFLICT OF INTEREST CLAUSE: No member of Radon Sux shall derive any personal profit or gain, directly or indirectly, by reason of his or her participation with Radon Sux testing or mitigation. This shall also include the member's business, employer, or close associates who may stand to receive a benefit or gain. Radon Sux shall disclose to the customer any personal interests which he or she may have in any matter pending before the organization and shall refrain from participation in any discussion or decision on such matter. Any new customer of Radon Sux shall be given this policy at the time of their election to use Radon Sux. We understand that the purposes of this policy are to protect the integrity of Radon Sux and the organization's decision-making process as well as to enable our constituencies to have confidence in the integrity, intentions, and actions of the staff. Please feel free to contact Radon Sux at 712-252-0312 our Iowa radon licensing number for mitigation is M00146Y and our testing number is S00371. Our state radon office phone number is 515-281-4928 Attn: Rick Wilke if you have any questions or concerns about how Radon Sux did installing your radon mitigation system. Rick also likes to hear positive responses about his truly valuable, well-informed, properly trained Radon mitigation professionals and how they did for your today.

Thank you for choosing Radon Sux as your state certified radon testing and mitigation services
If you have any further questions feel free to contact **Tony at (712) 281-7707** or by email at radonsux@gmail.com.
We know you have choices thank you for choosing Radon Sux Testing & Mitigation Services!

Radon Sux Testing & Mitigation Services
#M00146Y #S00371

EXHIBIT E (2 of 4)

Radon Testing & Mitigation Services
Radon Sux
PO Box 5167
Sioux City, IA 51105 Woodbury
Phone: (712)281-7707 Fax: -
radonsux@gmail.com



TEST DETAILS:

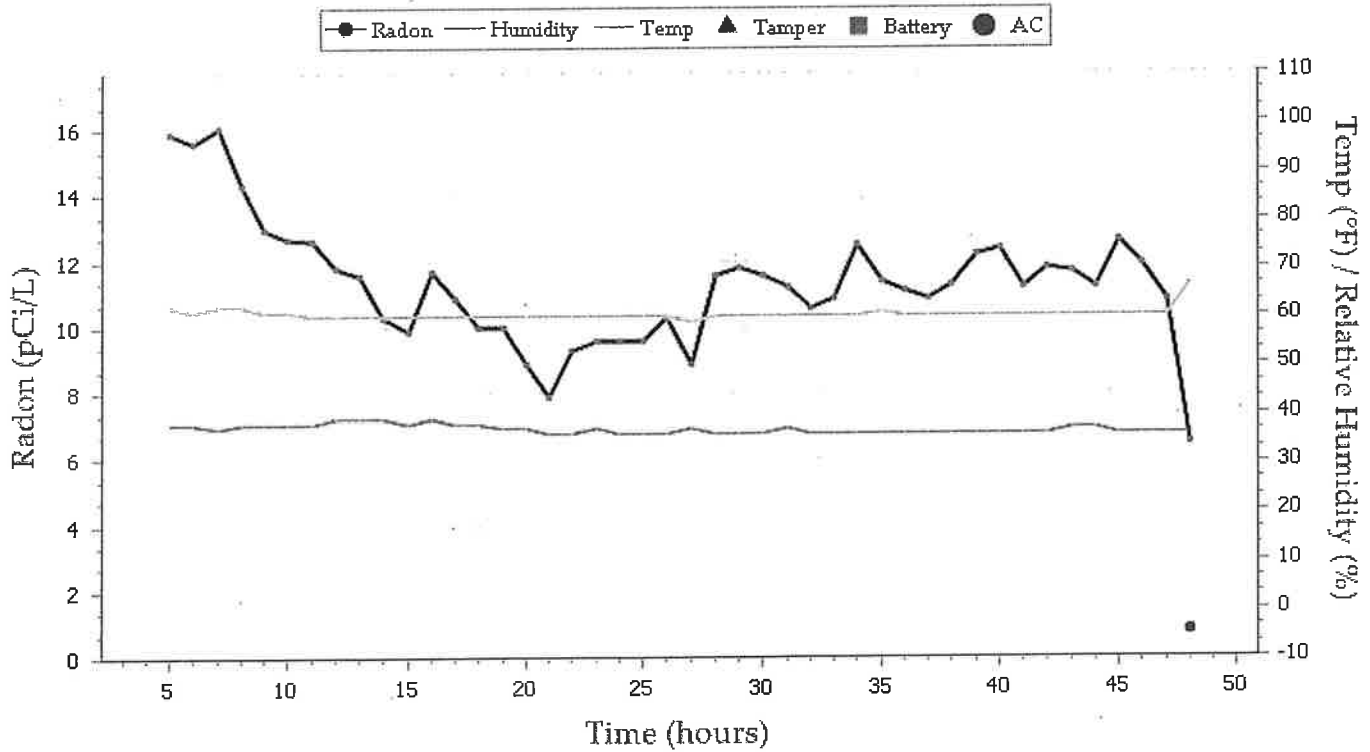
1123 24th street

Test Start Date/Time: Monday, January 14, 2019 // 12:00 AM
Test End Date/Time: Thursday, January 17, 2019 // 12:00 AM
Location of Instrument:
Notes:

TEST RESULTS:

Average: 11.3 pCi/L

Test ID# 80076



Radon Testing & Mitigation Services
Certification #:
License 1:
License 2:

Date

RadStar RS800
Serial#: 02462

Radon Detector/Monitor
Calib.#: 00317 Bkgnd14 Test ID#: 80076

Version 1.6
Page 1 of 3

EXHIBIT E (3 of 4)

Radon Testing & Mitigation Services
 Radon Sux
 PO Box 5167
 Sioux City, IA 51105 Woodbury
 Phone: (712)281-7707 Fax: -
 radonsux@gmail.com



Radon Sux
 Radon Testing & Mitigation Services

INTERVAL REPORT:

Hour	T	B	AC	pCi/L	Temp	Humd	Alpha
1				5.2	61	38	168
2				8.8	61	38	285
3				12.3	61	38	398
4				13.1	62	37	426
5				15.9	62	38	516
6				15.6	61	38	504
7				16.1	62	37	522
8				14.3	62	38	464
9				13.0	61	38	421
10				12.7	61	38	412
11				12.6	60	38	409
12				11.8	60	39	383
13				11.6	60	39	375
14				10.3	60	39	334
15				9.9	60	38	323
16				11.7	60	39	380
17				10.9	60	38	354
18				10.0	60	38	325
19				10.0	60	37	325
20				8.9	60	37	288
21				7.9	60	36	258
22				9.3	60	36	302
23				9.6	60	37	311
24				9.6	60	36	312
25				9.6	60	36	311
26				10.3	60	36	334
27				8.9	59	37	289
28				11.6	60	36	376
29				11.8	60	36	382
30				11.6	60	36	375
31				11.2	60	37	362
32				10.6	60	36	344
33				10.9	60	36	354
34				12.5	60	36	406
35				11.4	61	36	369
36				11.1	60	36	360
37				10.9	60	36	355
38				11.3	60	36	366
39				12.2	60	36	397
40				12.4	60	36	402
41				11.2	60	36	363
42				11.8	60	36	384
43				11.7	60	37	381
44				11.2	60	37	365
45				12.6	60	36	408
46				11.9	60	36	385
47				10.8	60	36	350
48			*	6.5	67	36	212
Minimum:				6.5 pCi/L			
					Maximum:	16.1 pCi/L	
							Average: 11.3 pCi/L

Radon Testing & Mitigation Services
 Certification #:
 License 1:

Date

RadStar RS800
 Serial#: 02462

Radon Detector/Monitor
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 Page 2 of 3

EXHIBIT E (4 of 4)

Radon Testing & Mitigation Services
Radon Sux
PO Box 5167
Sioux City, IA 51105 Woodbury
Phone: (712)281-7707 Fax: -
radonsux@gmail.com



Radon Sux
Radon Testing & Mitigation Services

License 2:

RadStar RS800
Serial#: 02462

Radon Detector/Monitor
Calib.#: 00317 Bkgnd14 Test ID#: 80076

Version 1.6
Page 3 of 3

EXHIBIT F

INVOICE

KALINS
INDOOR COMFORT
 HEATING & AIR CONDITIONING

OWNER:

Nicholas Baumgarten
 1123 24th St
 Sioux City IA 51104

TENANT:

Nicholas Baumgarten
 1123 24th St
 Sioux City IA 51104

DATE

3/29/2021

1715 4TH STREET P.O. BOX 3407 SIOUX CITY, IOWA 51102 (712) 252-2000 FAX (712) 277-2616

710 COTTAGE AVENUE P.O. BOX 395 VERMILLION, SOUTH DAKOTA 57069 (605) 624-5618

2018 BROADWAY AVENUE, PO BOX 762, YANKTON, SOUTH DAKOTA (605) 665-4348

CUST #

0001805

INVOICE NUMBER		TERMS	SALES PERSON	
0000150024		COD	Aaron Newton	
QUAN	DESCRIPTION OF WORK PERFORMED	PRICE EACH	AMOUNT	
1.00	Service on the heat. filter ok. thermostat and electrical ok. Blower and bearings ok. cleared and sealed condensate drain. Smart valve ignitor. Draft motor amps 2.1 total amps 6.3. Gas pressure 3.5. vaccumed furnace, and return drop. Does not use the humidifier but it is ready to run. cleaned flame sensor and burners. Heat speed red, 123.4 volts. Temp rise 70-130.1, normal operation at this time.			
	service on the air conditioner. Blower and bearings ok. blower capacitor 7.24(7.5) Blower speed black. cleared elbow and drain. Temp drop 70-42, pressures 65/180. Ambient 70. Superheat 18, subcool 8, amps 8.7/1.0, fan and bearings ok, contactor ok and connections tight. Washed condenser coil. Normal operation at this time. Lots of grass blown into the coil. Removed and normal operation. He is selling the house and does not want a comfort club.			
1.00	15 Point Preventative Maintenance Service performed on Furnace System	149.50	149.50	
1.00	15 Point Preventative Maintenance Service performed on Air Conditioning System	149.50	149.50	
	SUBTOTAL		\$299.00	
	TAX		\$20.93	
	TOTAL		\$319.93	
	MasterCard Auth		\$319.93	
	BALANCE		\$0.00	
		<p>ONE YEAR LIMITED WARRANTY All materials, parts, equipment, and labor are warranted for a period of one year from date of repair. <u>Labor is warranted only as it applies to the specific repair affected.</u> Refrigerant leaks and refrigerant are warranted only at the specific leak repair point. Warranties are voided by default of payment, unauthorized alteration, adjustments, or repairs by others. Warranty voided by improper operation, accident or acts of God.</p>		

