



SELLER PROPERTY DISCLOSURE

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

SELLER(S) & ADDRESS:

SELLER(S) HAVE OWNED THE PROPERTY SINCE:

- **PURPOSE OF DISCLOSURE:** Completion of Section I of 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 Property 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 a 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 at least one of the above exemptions applies.
- Seller(s) is not required to provide "Iowa Radon Home-Buyers and Sellers Fact Sheet" for this property.

_____	_____	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Buyer	Date

---Only sign in this box if the property is exempt. If the property is not exempt, continue---

- **SELLER INSTRUCTIONS:** (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, check "N/A". (6) All approximations must be identified "AP". (7) If you do not know the facts, check UNKNOWN. (8) Keep a copy of this statement.
- **SELLER DISCLOSURE STATEMENT:** Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of seller's 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 the Seller and disclosures the seller is required to provide, 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(s) has indicated 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 or mechanical or appliance systems of this property from the date of this form to the date of closing, Seller(s) will immediately disclose the changes to Buyer(s). **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).**

I. GENERAL MAINTENANCE CONFIRMATION & INSPECTION ADVISORY

- **Seller advises Buyer to obtain independent inspections relevant to Buyer**
- The purpose of an inspection is to determine if there are any major safety, mechanical, health, or structural problems with the property that the BUYER and SELLER may not be aware of.
- BUYER and SELLER understand that the home may not be a new home. The home's present physical condition to the extent the BUYER was able to view, as well as all disclosures contained in this report should be taken into consideration prior to making any offer to purchase. Buyer is advised to inquire about the age of the home and its components, such as shingles, furnace, A/C, Water Heater, siding, etc. As part of any inspection a BUYER chooses to have, periodic and preventive maintenance suggestions may be made by the inspector (i.e. clean gutters, changing filters, sealing sidewalk/concrete cracks, caulking, painting, missing electric outlet/junction box covers, cracked and/or missing window panes, dripping faucets, etc.) These should be anticipated and not meant to be addressed after an executed agreement. This confirmation and advisory is provided to help promote and anticipate a good faith effort in the offer process.

Seller(s) Initials _____

Buyer(s) Initials _____

II. IOWA RADON HOME BUYERS AND SELLERS FACT SHEET (AMERICAN LUNG ASSOCIATION 6/29/09)

What is Radon?

Radon gas occurs naturally in the soil, and is produced by the radioactive breakdown or decay of uranium and radium. Long ago, glacial activity left behind ground-up deposits of many minerals such as uranium in the soil or upper crust in Iowa. Because radon is a gas it can seep into buildings, including homes. It is an odorless and invisible gas that is also radioactive and harmful to humans when inhaled.

Where is Radon found in Iowa?

EPA has identified all counties in Iowa as Zone 1. Zone 1 counties have a predicted average indoor radon screening level of more than 4 pCi/L (picocuries per liter). The total average indoor radon level in Iowa is 8.5 picocuries per liter (pCi/L) of air, and in the United States it is 1.3 pCi/L of air. Average radon levels of 4 pCi/L are considered elevated, and remediation is recommended. The primary source of high levels of radon in homes is in the soil below and soil surrounding the home. It is found in new and old homes, and in homes with and without basements. **Based on data collected from radon home tests, the Iowa Department of Public Health (IDPH) estimates that as many as 5 in 7 homes (or greater than 50-70%) across Iowa have elevated radon levels.** Radon levels can vary from area to area and can vary considerably from house to house, even on the same street and neighborhood. A high and low level of radon can be found in homes directly next to each other.

How does Radon get into a home?

Warm air rises, creating a small vacuum in the lower areas of a house. Radon moves through and into the home as air moves from a higher pressure in the soil to a lower pressure in the home. Radon gas seeps into a house the same way air and other soil gases enter: from the soil around and under the home and through cracks in the foundation, floor or walls; hollow-block walls; and openings around floor drains, pipes and sump pumps; and through crawl spaces.

What are the Health Effects of Radon?

There is overwhelming scientific evidence that exposure to elevated levels of radon causes lung cancer in humans. Radiation emitted from radon can cause cellular damage that can lead to cancer when it strikes living tissue in the lungs. Radon is the first leading cause of lung cancer in nonsmokers, and the second leading cause of lung cancer overall. It is responsible for about 21,000 deaths every year in the US. EPA also estimates that long-term exposure to radon potentially causes approximately 400 deaths each year in Iowa.

How do Home Buyers in Iowa find out if a home they are purchasing has elevated levels of Radon?

Home buyers interested in purchasing a home can test the homes for radon by contacting a licensed or certified radon measurement specialist. They can find a list of licensed radon measurement specialists by going online to www.idph.state.ia.us/eh/radon.asp and searching the list of Iowa radon measurement specialists by county, or by contacting real-estate professional for help on finding a radon testing professional. **Remember, the IDPH, the Environmental Protection Agency, the American Lung Association, and the Surgeon General recommend radon testing all new and existing homes for radon in Iowa before they are sold or before they are transferred to a different owner.**

How can elevated levels of Radon be fixed?

Licensed or credentialed radon mitigation contractors can install a radon mitigation system that provides a permanent solution. A typical radon mitigation system includes a suction point that addresses the soil underneath the structure. A home that has been mitigated will usually have a much lower radon level than the EPA's action level of 4 picocuries per liter. Addressing residential radon issues is an excellent step toward assuring good indoor air quality. A list of licensed radon mitigation contractors can be obtained from the state radon program by going online to www.idph.state.ia.us/eh/radon.asp and then clicking on the list of Iowa credentialed radon mitigation specialists by county. A radon information packet can be obtained by calling 1-800-383-5992.

Additional Information:

Additional information about radon is available from the state radon program at 800-383-5992, and EPA's Web site, www.epa.gov/radon or the American Lung Association Web site at www.lungusa.org. Licensed radon measurement specialists in Iowa can be found by going online to www.idph.state.ia.us/eh/radon.asp and searching the lists of certified radon measurement specialists by county or by license number. Additional radon information is available from the state radon program at 800-383-5992, EPA's Web site www.epa.gov/radon and the American Lung Association Web site at www.lungusa.org.

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

- 1. **Basement/Foundation:** Any known water or other problems or repairs?..... Yes- No- Unknown- N/A-
 - a. If yes, explain: (provide repair date & details)_____
- 2. **Roof:** What material?_____ Any known problems or repairs?..... Yes- No- Unknown- N/A-
 - a. If yes, explain: (provide repair date & details)_____
- 3. **Well and Pump:** Any known problems or repairs?..... Yes- No- Unknown- N/A-
 - a. What is the depth, diameter, and age of well?_____ Unknown- N/A-
 - b. Has the water been tested?..... Yes- No- Unknown- N/A-
 - i. If yes, when was it tested and what were results?_____

Seller(s) Initials _____ Buyer(s) Initials _____

- 4. **Septic Tanks/Drain Fields:** Any known problems or repairs?..... Yes- No- Unknown- N/A-
 - a. What is the location & age of the tank?_____ Unknown- N/A-
 - b. Has tank been inspected in the last 2 years? If Yes, when?_____ Yes- No- Unknown- N/A-
 - c. Has tank been pumped in the last 3 years? If Yes, when?_____ Yes- No- Unknown- N/A-
- 5. **Sewer:** Any Known Problems?..... Yes- No- Unknown- N/A-
 - a. Any known repairs or replacement? If Yes, when?_____ Yes- No- Unknown- N/A-
- 6. **Heating System:** Any Known Problems?..... Yes- No- Unknown- N/A-
 - a. Any known repairs or replacement? If Yes, when?_____ Yes- No- Unknown- N/A-
- 7. **Cooling System:** Any Known Problems?..... Yes- No- Unknown- N/A-
 - a. Any known repairs or replacement? If Yes, when?_____ Yes- No- Unknown- N/A-
- 8. **Plumbing System:** Any Known Problems?..... Yes- No- Unknown- N/A-
 - a. Any known repairs or replacement? If Yes, when?_____ Yes- No- Unknown- N/A-
- 9. **Electrical System:** Any Known Problems?..... Yes- No- Unknown- N/A-
 - a. Any known repairs or replacement? If Yes, when?_____ Yes- No- Unknown- N/A-
- 10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, animals etc)
 - a. Any Known Problems? If Yes, date of treatment?_____ Yes- No- Unknown- N/A-
 - b. If damage was done, when were repairs?_____ Unknown- N/A-
- 11. **Asbestos:** Is asbestos present in any form in the property?..... Yes- No- Unknown- N/A-
 - a. If yes, explain _____
- 12. **Radon:** Any tests for the presence of radon gas?..... Yes- No- Unknown- N/A-
 - a. If yes, when?_____ What were the results?_____ Unknown- N/A-
 - b. Does Seller agree to release those results?..... Yes- No- N/A-
- 13. **Lead Based Paint:** Is it known to be present?..... Yes- No- Unknown- N/A-
 - a. Have tests been done to determine presence of lead based paint? Yes- No- Unknown- N/A-
 - b. If Yes, what were the results?_____
 - c. Has Lead Disclosure form/pamphlet been provided?..... Yes- (Pre-1978 Homes) N/A-
- 14. **Any encroachments easements, "common areas"** (like pools, tennis courts, walkways; areas co-owned with others), zoning matters, nonconforming uses or homeowners association which may have authority over the property?..... Yes- No- Unknown- N/A-
- 15. **Any features of the property 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- N/A-
- 16. **Structural Damage:** Any current or previous structural damage?..... Yes- No- Unknown- N/A-
- 17. **Physical Problems:** Any settling, flooding, drainage, or grading problems?..... Yes- No- Unknown- N/A-
- 18. **Floodplain:** Is the property located in a flood plain?..... Yes- No- Unknown- N/A-
 - a. If yes, what is the designation?_____
- 19. **Zoning:** What is the zoning class of the property?_____ Unknown- N/A-
- 20. **Covenants:** Is the property subject to restrictive covenants?..... Yes- No- Unknown- N/A-
 - a. If Yes, where can a copy be obtained?_____

You must explain in detail any "Yes" answer from above (Attach additional sheets if necessary):

Seller(s) Initials _____

Buyer(s) Initials _____

IV. Appliances/Systems/Services (Note: Section IV is for the convenience of Buyer/Seller and is not mandatory):

Notice: Of the items below, make sure to check "If Written In Offer" if you wish to sell any of the below items with the real estate. Seller/Buyer shall verify and confirm what items ARE included in the sale and separately address in writing in conjunction with any proposed purchase agreement. A separate Personal Property Addendum may be used in conjunction with a Purchase Agreement.

The Purchase Agreement shall be the final terms of any agreement.

	If Written			Working			Rented?			If Written			Working		
	In Offer	Yes	No	N/A	Yes	No		In Offer		Yes	No	N/A			
Range/Oven									Lawn Sprinkler System						
Dishwasher									Solar Heating System						
Refrigerator									Pool Heater, Wall						
Hood/Fan									Liner & Equipment						
Disposal									Well & Pump						
TV receiving									Smoke Alarm						
Equipment									Septic Tank &						
Sump Pump									Drain Field						
Alarm System									City Water System						
Central AC									City Sewer System						
Window AC									Plumbing System						
Central Vacuum									Central Heating System						
Gas Grill									Water Heater						
Attic Fan									Windows						
Intercom									Fireplace/Chimney						
Microwave									Wood Burning System						
Trash Compactor									Furnace Humidifier						
Ceiling Fan									Sauna/Hot Tub						
Water Softener/									Locks and Keys						
Conditioner									Dryer						
LP Tanks									Washer						
LP Keys & Locks									Storage Shed						
Swing Set									Boat Dock						
Basketball Hoop									Boat Hoist						
Underground															
Pet Fence									Electric Company					\$	
Pet Collars							How Many?		Gas Company					\$	
Garage Door									Sewer Company					\$	
Openers							How Many?		Phone Company					\$	
									Water Company					\$	
									TV Company					\$	

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.

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V. 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-
 a. If Yes, explain _____
2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR damage from fire, wind, hail, flood(s), or other conditions?..... Yes- No- Unknown-
 a. If Yes, has the damage been repaired/replaced?..... Yes- No- Unknown-
3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner’s association?..... Yes- No- Unknown-
4. Does property contain toxic mold?..... Yes- No- Unknown-
5. Does property contain any private burial grounds?..... Yes- No- Unknown-
6. Stigmatizing Conditions affect this property?..... Yes- No- Unknown-
7. Has the property been tested for energy efficiency?..... Yes- No- Unknown-
 a. If Yes, what were results?_____
8. Attic Insulation: Material?_____ Unknown- Amount?_____ Unknown-
9. Are you aware of any environmental concerns?..... Yes- No- Unknown-
 a. If Yes, explain:_____
10. Are you related to the listing agent?..... Yes- No-
 a. If Yes, how?_____
11. Where can survey of property be found?_____ Unknown-
12. Does the property contain a sewage lift pump?..... Yes- No- Unknown-

If you answered Yes to any of these questions, please explain

13. **Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company, etc) (Note: Normal maintenance Items are not considered repairs) (Attach additional sheets, if necessary.)

- Seller hereby acknowledges Seller has retained a copy of this report.
- 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: _____ Seller: _____ Date: _____

- Buyer hereby acknowledges receipt of a copy of this report. This report 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: _____