

CENTRAL IOWA BOARD OF REALTORS®, INC.

Janis Elliott and Charles Freeman
2185 Rolling Green Ave. Winterset, Iowa

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 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	Date
Buyer	Date

Seller _____ Date _____

Seller	Date
Buyer	Date

I. PROPERTY CONDITION & IMPROVEMENTS: *[Section I is Mandatory]*

2. **Roof:** Any known problems? ☐ Yes ☒ No ☐ Unkn

Age: 3 Type of material: shingles
If yes, explain:

Date of New Roof repairs: June 2001

3. **Physical Problems:** Any known settling, flooding, drainage or grading problems? ☐ Yes ☒ No ☐ Unkn

If yes, explain: The commencing date of the Listing Agreement is:

4. **Lead-Based Paint:** Any known to be present in the structure? ☐ NA ☐ Yes ☒ No ☐ Unkn

[See **DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARD**, if applicable.]

5. **Septic Tank/Drain Fields:** Are there any known problems? ☐NA ☐Yes ☒No ☐Unkn Age:

Location: _____ Date of inspection August 2024
Has the system been inspected within 2 years or pumped/cleaned within 3 years? yes Date Aug. 2024

6. Is the property located in a flood plain? ☐ NA ☐ Yes ☒ No ☐ Unkn

If yes, what is the flood plain designation?

Seller's Initials

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Buyer's Initials

forms simplicity

7. **Structural Damage:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: _____
8. **Well & Pump:** Any known problems? ☒ NA ☐ Yes ☐ No ☐ Unkn If yes, explain: _____
Age: _____ Location: _____ Type: _____ Depth: _____ Diameter: _____
Has well water been tested? ☐ Yes ☐ No ☐ Unkn If yes, report results: _____
9. **Sewer:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: [include date of repairs] _____
10. **Heating System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
Age: _____ If yes, explain: [include date of repairs] _____
11. **Central Cooling System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
Age: _____ If yes, explain: [include date of repairs] _____
12. **Plumbing System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: [include date of repairs] _____
13. **Electrical System[s]:** Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn
If yes, explain: [include date of repairs] _____
14. **Pest Infestation:** [wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.]
Are there any known problems? ☐ NA ☐ Yes ☒ No ☐ Unkn Date of treatment _____
Any previous infestation damage? ☐ NA ☐ Yes ☒ No ☐ Unkn Date of treatment _____
15. **What is the zoning for this property?** _____ Any non-conforming uses? _____
16. **Asbestos:** Is there any known presence of asbestos in the property? ☐ Yes ☒ No ☐ Unkn If yes, explain: _____

17. **Radon:** Are there any known tests for the presence of radon gas? ☐ Yes ☐ No ☒ Unkn
If yes, explain: (include date of test and results) _____
18. **Covenants:** Any known restrictive covenants on the property? ☐ Yes ☒ No ☐ Unkn. If yes, and the buyer desires to view the covenants prior to offer, where may they be found? _____
19. **Homeowners Association** Are there any encroachments, easements, "common areas" (pools, tennis courts, walkways, or other areas co-owned), zoning violations, nonconforming uses, or Homeowners Association, which has authority over the property? ☐ NA ☐ Yes ☒ No ☐ Unkn
Are there dues? If so, \$ _____ / ☐ year ☐ month.
20. Are there features of the property shared in common with adjoining landowners, such as walk, fences, roads, and driveways whose use or responsibility for maintenance may have an effect on the property? ☐ Yes ☒ No ☐ Unkn

Seller's Initials
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Buyer's Initials

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ONLY TO BE COMPLETED IF THE HOME WAS BUILT PRIOR TO 1978

SELLER DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARD

Property Address: 2185 Rolling Green Ave Winterset IA Age of dwelling: 20 years

Property Owner: [print per title] Freeman, Charles E Jr. Jarvis Elliott Rev Trust

Lead-Based Paint Warning: Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978, is notified that such property may represent exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in your children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possibly lead-based paint hazards is recommended prior to purchase.

A. SELLER'S DISCLOSURE: [initial below, check appropriate response]

JE CE JC CE	1. Presence of lead-based paint and/or lead-based paint hazards are present in the dwelling. [check one below] ☐ Known lead-based paint and/or lead-based paint hazards are present in the dwelling. [explain below] ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the dwelling.
JC CE JC CE	2. Records and reports available to the Seller. [check one below]: ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the dwelling. [list records and reports below] ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the dwelling.

B. BUYER'S ACKNOWLEDGEMENT: [initial below, check appropriate response]

	1. ☐ Buyer has received copies of all information listed above. ☐ No records or reports were available.
	2. ☐ Buyer has received the pamphlet Protect Your Family from Lead in Your Home, Lead Poisoning, How to Protect Iowa Families, or a similarly approved booklet.
	3. ☐ Buyer has received a 10-day opportunity [or mutually agreed upon period of time] to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling. ☐ Buyer WAIVES the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling.

AGENT'S ACKNOWLEDGEMENT: [initial below, check appropriate response]

	1. ☐ Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
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CERTIFICATE OF ACCURACY:

The following parties have reviewed and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Seller hereby acknowledges Seller has retained a copy of this statement.

Buyer hereby acknowledge receipt of a copy of this statement.

SELLER <u>James Elliott</u>	BUYER
SELLER <u>Charles E Freeman Jr</u>	BUYER
AGENT <u>Jaw</u>	AGENT

B. APPLIANCES, SYSTEMS, & SERVICES: [check all that apply]

	NA	Incd	Working						NA	Incd	Working						
Dishwasher.	☐	☒	☒	Yes	☐	No	☐	Unkn	Intercom System	☒	☐	☐	Yes	☐	No	☐	Unkn
Dryer	☒	☐	☐	Yes	☐	No	☐	Unkn	Keys for all Locks	☐	☒	☒	Yes	☐	No	☐	Unkn
Microwave	☒	☐	☐	Yes	☐	No	☐	Unkn	Lawn Sprinkler/Irrigation	☒	☐	☐	Yes	☐	No	☐	Unkn
Oven/Range/Cooktop	☐	☒	☒	Yes	☐	No	☐	Unkn	Pet Fence [Underground]	☒	☐	☐	Yes	☐	No	☐	Unkn
Refrigerator	☐	☒	☒	Yes	☐	No	☐	Unkn	Pool Heater, Wall Liner&Equip.	☒	☐	☐	Yes	☐	No	☐	Unkn
Washer	☒	☐	☐	Yes	☐	No	☐	Unkn	Propane Tank	☐	O/R	☒	Yes	☐	No	☐	Unkn
Alarm System	☒	☐	☐	Yes	☐	No	☐	Unkn	Satellite Dish	☒	☐	☐	Yes	☐	No	☐	Unkn
Attic Fan	☒	☐	☐	Yes	☐	No	☐	Unkn	Satellite Receiver	☒	☐	☐	Yes	☐	No	☐	Unkn
Basketball Hoop	☒	☐	☐	Yes	☐	No	☐	Unkn	Sauna and/or Hot Tub	☒	☐	☐	Yes	☐	No	☐	Unkn
Ceiling Fan	☐	☒	☒	Yes	☒	No	☐	Unkn	Smoke Alarms	☐	☒	☒	Yes	☐	No	☐	Unkn
Central Vacuum	☒	☐	☐	Yes	☐	No	☐	Unkn	Softener/Conditioner/Filter	☒	O/R	☐	Yes	☐	No	☐	Unkn
Doorbell	☒	☐	☐	Yes	☐	No	☐	Unkn	Sump Pump	☐	☒	☒	Yes	☐	No	☐	Unkn
Exhaust Hood Fan	☐	☒	☒	Yes	☐	No	☐	Unkn	Thermostat	☐	☒	☒	Yes	☐	No	☐	Unkn
Fireplace/Chimney	☐	☒	☒	Yes	☐	No	☐	Unkn	Water Heater	☐	☒	☒	Yes	☐	No	☐	Unkn
Furnace Humidifier	☒	☐	☐	Yes	☐	No	☐	Unkn	Window Air Conditioner	☒	☐	☐	Yes	☐	No	☐	Unkn
Garage Door Remote	☐	☒	☒	Yes	☐	No	☐	Unkn	Windows	☐	☒	☒	Yes	☐	No	☐	Unkn
Garbage Disposal	☒	☐	☐	Yes	☐	No	☐	Unkn	Wood Burning System	☐	☒	☒	Yes	☐	No	☐	Unkn

1-outside Fan doesn't work / CORN

List fixtures, window treatments, appliances, etc. excluded from the sale:

C. ADDITIONAL ITEMS: [check appropriate response]

- If the answer to any of the items in Section C above is yes, explain: [attach additional sheets if necessary].**

Seller acknowledges requirement that Buyer will be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

SELLER**SELLER**

Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health. Buyer hereby acknowledges receipt of a copy of this statement.

BUYER

BUYER