



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address: Ramset Realty LLC (Theo&Bonnie Ramsey)
200 North Walnut Street, Lenox, IA 50851

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; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; 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 claiming an exemption, sign here and stop.

<i>Theo Ramsey</i> Seller	dotloop verified 09/21/26 10:27 AM EDT M3XP-8MEP-KYYP-RCBC Date	<i>Bonnie Ramsey</i> Seller	dotloop verified 09/21/26 10:29 AM EDT U608-9Y4D-FZHU-7DVG Date
	Date		Date
	Date		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 *TR* *BR* Buyer Initials
09/21/26 10:27 AM EDT dotloop verified 09/21/26 10:29 AM EDT dotloop verified

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

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

- Basement/Foundation:** Has there been known water or other problems?..... Yes ☐ No ☒ Unknown ☐
If yes, please explain: _____
- Roof:** Any known problems? ... Yes ☐ No ☒ Unknown ☐
Roof Type _____
Date of repairs/replacement (If any) _____
Describe: _____

53 3. **Well and Pump:** Any known problems?..... Yes ☐ No ☒ Unknown ☐
54 Type of well (depth/diameter), age and date of repair: _____
55 Has the water been tested?..... Yes ☐ No ☐ Unknown ☒
56 If yes, date of last report/results: _____
57
58 4. **Septic Tanks/Drain Fields:** Any known problems? Yes ☐ No ☒ Unknown ☐
59 Location of tank N/A Age _____ Unknown ☐
60 Has the system been pumped and inspected within the last 2 years? Yes ☐ No ☒ Unknown ☐
61 Date of inspection _____ Date tank last cleaned/pumped _____ N/A ☒ Unknown ☐
62
63 5. **Sewer:** Any known problems? Yes ☐ No ☒ Unknown ☐
64 Any known repairs/replacement?..... Yes ☐ No ☒ Unknown ☐
65 Date of repairs _____
66
67 6. **Heating System(s):** Any known problems? Yes ☐ No ☒ Unknown ☐
68 Any known repairs/replacement? Yes ☒ No ☐ Unknown ☐
69 Date of repairs _____ Older system needs occasional maintenance.
70
71 7. **Central Cooling System(s):** Any known problems?..... Yes ☐ No ☒ Unknown ☐
72 Any known repairs/replacement?..... Yes ☒ No ☐ Unknown ☐
73 Date of repairs _____ Older system needs occasional maintenance.
74
75 8. **Plumbing System(s):** Any known problems?..... Yes ☐ No ☒ Unknown ☐
76 Any known repairs/replacement? Yes ☒ No ☐ Unknown ☐
77 Date of repairs _____ Needs occasional clearing depending on how heavy the amount of debris from food processing.
78
79 9. **Electrical System(s):** Any known problems?..... Yes ☐ No ☒ Unknown ☐
80 Any known repairs/replacement? Yes ☒ No ☐ Unknown ☐
81 Date of repairs _____ Electric upgraded in 2022
82
83 10. **Pest Infestation:** (wood-destroying insects, bath, snakes, rodents, destructive/troublesome animals, etc.)
84 Any known problems?..... Yes ☐ No ☒ Unknown ☐
85 Date of treatment _____
86 Previous Infestation/Structural Damage?..... Yes ☐ No ☐ Unknown ☒
87 Date of repairs _____
88
89 11. **Asbestos:** Is asbestos present in any form in the property? Yes ☐ No ☐ Unknown ☒
90 If yes, explain: _____
91
92 12. **Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☒ Unknown ☐
93 If yes, test results? _____ pCi/L Date of last report _____
94
95 13. **Lead Based Paint:** Known to be present in the property Yes ☐ No ☒ Unknown ☐
96 Has the property been tested for the presence of lead-based paint? Yes ☐ No ☐ Unknown ☒
97 **Provide lead-based paint disclosure.**
98
99 14. Are there currently, or have there ever been, any lead water service lines present? Yes ☐ No ☒ Unknown ☐
100 If yes, please provide more information. _____
101 _____

15. 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 ☐
16. 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 way have an effect on the property?..... Yes ☐ No ☒ Unknown ☐
17. **Structural Damage:** Any known structural damage?..... Yes ☐ No ☒ Unknown ☐
18. **Physical Problems:** Any known settling, flooding, drainage or grading problems?..... Yes ☒ No ☐ Unknown ☐
19. Is the property located in a flood plain? Yes ☐ No ☐ Unknown ☒
If yes, flood plain designation: _____
20. Do you know the zoning classification of this property? Yes ☒ No ☐ Unknown ☐
If Yes, what is the zoning? Commercial _____
21. **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): See note below

Seller Initials

TR
09/11/26
10:27 AM EDT
dotloop verified

BR

09/11/26
10:28 AM EDT
dotloop verified

Buyer Initials

II. Appliances/Systems/Services (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?		N/A
		Yes	No	
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	☐	☐	☐	☒
LP Keys & Locks	☐	☐	☐	☒
Swing Set	☐	☐	☐	☒
Basketball Hoop	☐	☐	☐	☒
Garage Door Opener	☐	☐	☐	☒
Boat Hoist	☐	☐	☐	☒
Boat Dock	☐	☐	☐	☒

	Included	Working?		N/A
		Yes	No	
Lawn Sprinkler System	☐	☐	☐	☒
Solar Heating System	☐	☐	☐	☒
Pool Heater/Liner/Equipment	☐	☐	☐	☒
Well & Pump	☐	☐	☐	☒
Smoke Alarm	☒	☒	☐	☐
Carbon Monoxide Detector	☒	☒	☐	☐
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	☐	☐	☐	☒
Underground "Pet Fence"	☐	☐	☐	☒
Pet Collars	☐	☐	☐	☒
# of remotes		# of collars		

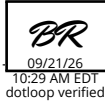
Exceptions/Explanations for "NO" responses above:

Electrical system upgraded in 2022. Older furnace/AC systems need occasional maintenance/repair. During heavy rain water can enter under front door and loading dock door (easily mopped). Plumbing needs to be cleaned out occasionally depending on how heavy of particles from meat room and produce room are allowed down the drain.

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.

Warranties may be available for purchase from independent warranty companies.

Seller Initials



Buyer Initials



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 ☐

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 batting 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: Taylor County Courthouse

12. **Wind Farms:** Is the subject property encumbered by certain Wind Energy rights?.....Yes ☐ No ☒

If yes, rights by: Lease ☐ Easement ☐ Other ☐ Define Other: _____

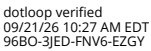
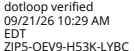
Wind Farm Company, Owner: _____

13. **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)

197 If the answer to any item is yes, please explain. Attach additional sheets, if necessary:
198
199
200
201
202
203

204 **IV. Radon Fact Sheet & Form Acknowledgement**
205 **Seller acknowledges that Buyer be provided the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared**
206 **by the Iowa Department of Public Health.**

207
208 Seller   Seller   Date _____
209
210
211

212 Seller has owned the property since _____ (date). Seller has indicated above the history and condition of
213 all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the
214 structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will
215 immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not
216 directly made by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges Seller has
217 retained a copy of this statement.
218
219

220 **Buyer hereby acknowledges receipt of "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa**
221 **Department of Public Health, and a copy of this statement. This statement is not intended to be a warranty or to**
222 **substitute for any inspection the buyer(s) may wish to obtain.**
223
224

225 Buyer  Buyer  Date _____
226