



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address: Theo Ramsey and Bonnie Ramsey

106 West Ohio 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 2:05 PM EDT RMXM-DEQ4-QTXG-XU59 Date	<i>Bonnie Ramsey</i> Seller	dotloop verified 09/21/26 2:06 PM EDT 3QXM-EKSI-YPQF-FUXU 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 2:05 PM EDT dotloop verified 09/21/26 2:06 PM 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 NA 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 furnace system requires occasional maintenance/repair. Two furnaces. One needs repair
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 _____ Two central air units need repair. Two mini split units in working condition.
74
75 8. **Plumbing System(s):** Any known problems?..... Yes ☐ No ☒ Unknown ☐
76 Any known repairs/replacement? Yes ☐ No ☒ Unknown ☐
77 Date of repairs _____
78
79 9. **Electrical System(s):** Any known problems?..... Yes ☐ No ☒ Unknown ☐
80 Any known repairs/replacement? Yes ☒ No ☐ Unknown ☐
81 Date of repairs _____ Electrical updated in 2019.
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 _____

- 102 15. Any known encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas
103 co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority
104 over the property? Yes ☒ No ☐ Unknown ☐
105
106 16. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and
107 driveways whose use or maintenance responsibility way have an effect on the property?..... Yes ☒ No ☐ Unknown ☐
108
109 17. **Structural Damage:** Any known structural damage?..... Yes ☐ No ☒ Unknown ☐
110
111 18. **Physical Problems:** Any known settling, flooding, drainage or grading problems?..... Yes ☐ No ☒ Unknown ☐
112
113 19. Is the property located in a flood plain? Yes ☐ No ☐ Unknown ☒
114 If yes, flood plain designation: _____
115
116 20. Do you know the zoning classification of this property? Yes ☒ No ☐ Unknown ☐
117 If Yes, what is the zoning? Commercial _____
118
119 21. **Covenants:** Is the property subject to restrictive covenants? Yes ☐ No ☒ Unknown ☐
120 If yes, attach a copy OR state where a true, current copy of the covenants can be obtained: ☐ On file at County Recorder's
121 office or: _____

122 **You MUST explain any "Yes" responses above (Attach additional sheets if necessary):** 1 of 2 furnaces working.
123 Two old central air units not working. Two mini split AC units working. Electrical upgraded in 2019. There is an easement
124 extending North from the North side of the building apx. 20ft where church members can park. No co-ownership.

125 Seller Initials   Buyer Initials  

127 **II. Appliances/Systems/Services (Section II is for the convenience of Buyer/Seller and is not mandatory)**

128 **Notice.** Items marked "included" are intended to remain with the property after sale. However, included items may be
129 negotiable between **Buyer and Seller**, and requested items should be in writing as either **included or excluded** in any
130 **Offer to Buy/Purchase Agreement**. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.
131

	Working?				Working?			
	Included	Yes	No	N/A	Included	Yes	No	N/A
Range/Oven	☒	☒	☐	☐	Lawn Sprinkler System	☐	☐	☒
Dishwasher	☐	☐	☐	☒	Solar Heating System	☐	☐	☒
Refrigerator	☒	☒	☐	☐	Pool Heater/Liner/Equipment	☐	☐	☒
Hood/Fan Disposal	☐	☐	☐	☒	Well & Pump	☐	☐	☒
TV Receiving Equipment	☐	☐	☐	☒	Smoke Alarm	☒	☒	☐
Sump Pump	☐	☐	☐	☒	Carbon Monoxide Detector	☒	☒	☐
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	☐	☒	☐
Ceiling Fan	☒	☒	☐	☐	Humidifier	☐	☐	☒
Water Softener/Conditioner	☐	☐	☐	☒	Sauna/Hot tub	☐	☐	☒
LP Tanks	☐	☐	☐	☒	Locks and Keys	☒	☒	☐
LP Keys & Locks	☐	☐	☐	☒	Dryer	☐	☐	☒
Swing Set	☐	☐	☐	☒	Washer	☐	☐	☒
Basketball Hoop	☐	☐	☐	☒	Storage Shed	☐	☐	☒
Garage Door Opener	☐	☐	☐	☒	Underground "Pet Fence"	☐	☐	☒
Boat Hoist	☐	☐	☐	☒	Pet Collars	☐	☐	☒
Boat Dock	☐	☐	☐	☒	# of remotes	# of collars		

158 **Exceptions/Explanations for "NO" responses above:** Central AC not working. Two mini splits in working condition.
159
160
161
162
163

164 **ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.**
165 **Warranties may be available for purchase from independent warranty companies.**
166
167 Seller Initials   Buyer Initials  
168 09/21/26 2:05 PM EDT dotloop verified 09/21/26 2:06 PM EDT dotloop verified

170 **III. Additional Non-Mandatory Requested Items:** Are you as the Seller aware of any of the following:
171

- 172 1. Any significant structural modification or alteration to property?.....Yes ☐ No ☒ Unknown ☐
173 Please explain: _____
174 2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the
175 property from fire, wind, hail, flood(s) or other conditions?..... Yes ☐ No ☒ Unknown ☐
176 If yes, has the damage been repaired/replaced?..... Yes ☐ No ☐
177 3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's
178 association of which you have knowledge?.....Yes ☐ No ☒ Unknown ☐
179 4. **Mold:** Does property contain toxic mold that adversely affects the property or occupants?Yes ☐ No ☐ Unknown ☒
180 5. **Private Burial Grounds:** Does property contain any private burial ground?Yes ☐ No ☒ Unknown ☐
181 6. Neighborhood or Stigmatizing conditions or problems affecting this property?Yes ☐ No ☐ Unknown ☒
182 7. **Energy Efficiency Testing:** Has the property been tested for energy efficiency?.....Yes ☐ No ☐ Unknown ☒
183 If yes, what were the test results? _____
184 8. **Attic Insulation:** Type _____ Unknown ☒ Amount _____ Unknown ☒
185 9. Are you aware of any area environmental concerns?.....Yes ☐ No ☒ Unknown ☐
186 If yes, please explain: _____
187
188 10. Are you related to the listing agent? Yes ☐ No ☒ If yes, how? _____
189 11. Where survey of property may be found: Taylor County Courthouse
190 12. **Wind Farms:** Is the subject property encumbered by certain Wind Energy rights?.....Yes ☐ No ☒
191 If yes, rights by: Lease ☐ Easement ☐ Other ☐ Define Other: _____
192 Wind Farm Company, Owner: _____
193 13. **Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.)
194 (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary)
195 Added concrete entrance with accessible ramp and stairs, as well as automatic sliding doors.
196

If the answer to any item is yes, please explain. Attach additional sheets, if necessary:

IV. Radon Fact Sheet & Form Acknowledgement

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

Seller

Theo Ramsey
dotloop verified
09/21/26 2:05 PM EDT
TCOC-PN5J-KXZL-PEBJ

 Seller

Bonnie Ramsey
dotloop verified
09/21/26 2:06 PM EDT
0KJO-91WE-TX2F-RT65

 Date _____

Seller has owned the property since _____ (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.

Buyer hereby acknowledges receipt of "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health, and 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 Buyer Date _____