



# SELLER DISCLOSURE OF PROPERTY CONDITION

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



1 **Property Owner(s) & Address:** Aaron Barnes 2655 130th Ave Farmington, Iowa

2  
3 **Purpose of Disclosure:** Completion of Section I this form is required under Chapter 558A of the Iowa code which  
4 mandates the Seller(s) disclose condition and information about the property, unless exempt:

5  
6 **Exempt Properties:** Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property  
7 containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed  
8 properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust.  
9 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  
10 possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between  
11 joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing  
12 spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the  
13 requirement(s) of Iowa Code 558A because one of the above exemptions apply.  
14 **If claiming an exemption, sign here and stop.**

15	_____	_____	_____	_____
16	<b>Seller</b>	<b>Date</b>	<b>Seller</b>	<b>Date</b>
17	_____	_____	_____	_____
18	<b>Buyer</b>	<b>Date</b>	<b>Buyer</b>	<b>Date</b>

19  
20  
21 **Instructions to the Seller:** (1) Complete this form yourself. (2) Report known conditions materially affecting the property  
22 and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort  
23 to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to  
24 your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts,  
25 write or check UNKNOWN. (7) Keep a copy of this statement.

26  
27 **Seller's Disclosure Statement:** Seller discloses the following information regarding the property and certifies this  
28 information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide  
29 a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as  
30 otherwise provided by law.

31  
32 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  
33 any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not  
34 by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property**  
35 **except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

36  
37 Seller Initials AB Buyer Initials \_\_\_\_\_

38  
39 **I. Property Conditions, Improvements and Additional Information (Section I is Mandatory)**

40 **EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED**

- 41  
42 1. **Basement/Foundation:** Has there been known water or other problems?.....Yes  No  Unknown   
43 If yes, please explain: \_\_\_\_\_
- 44 2. **Roof:** Any known problems?.....Yes  No  Unknown   
45 Roof Type \_\_\_\_\_  
46 Date of repairs/replacement (If any) \_\_\_\_\_  
47 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 West of house 2012 Age ~~2008~~ 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 \_\_\_\_\_  
 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 \_\_\_\_\_  
 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 \_\_\_\_\_  
 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   
 00 If yes, please provide more information. \_\_\_\_\_  
 01

- 02 15. Any known encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas  
 03 co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority  
 04 over the property?..... Yes  No  Unknown   
 05  
 06 16. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and  
 07 driveways whose use or maintenance responsibility way have an effect on the property?..... Yes  No  Unknown   
 08  
 09 17. **Structural Damage:** Any known structural damage?..... Yes  No  Unknown   
 10  
 11 18. **Physical Problems:** Any known settling, flooding, drainage or grading problems?..... Yes  No  Unknown   
 12  
 13 19. Is the property located in a flood plain?..... Yes  No  Unknown   
 14 If yes, flood plain designation: \_\_\_\_\_  
 15  
 16 20. Do you know the zoning classification of this property?..... Yes  No  Unknown   
 17 If Yes, what is the zoning? \_\_\_\_\_  
 18  
 19 21. **Covenants:** Is the property subject to restrictive covenants?..... Yes  No  Unknown   
 20 If yes, attach a copy OR state where a true, current copy of the covenants can be obtained:  On file at County Recorder's  
 21 office or: \_\_\_\_\_  
 22 **You MUST explain any "Yes" responses above (Attach additional sheets if necessary):** \_\_\_\_\_  
 23  
 24

25 Seller Initials AB Buyer Initials \_\_\_\_\_

27 **II. Appliances/Systems/Services (Section II is for the convenience of Buyer/Seller and is not mandatory)**  
 28 *Notice.* Items marked "included" are intended to remain with the property after sale. However, included items may be  
 29 negotiable between **Buyer and Seller**, and requested items should be in writing as either **included or excluded** in any  
 30 **Offer to Buy/Purchase Agreement**. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.  
 31

	Included	Working?		N/A
		Yes	No	
Range/Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hood/Fan Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
TV Receiving Equipment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Alarm System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central AC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener/Conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
LP Tanks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LP Keys & Locks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Garage Door Opener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

	Included	Working?		N/A
		Yes	No	
Lawn Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pool Heater/Liner/Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Well & Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Smoke Alarm	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Detector	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
City Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Plumbing System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Central Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Water Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Locks and Keys	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Storage Shed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underground "Pet Fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
# of remotes				
# of collars				

60 Exceptions/Explanations for "NO" responses above: \_\_\_\_\_  
61 \_\_\_\_\_  
62 \_\_\_\_\_  
63 \_\_\_\_\_  
64 \_\_\_\_\_  
65 \_\_\_\_\_

66 ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.  
67 Warranties may be available for purchase from independent warranty companies.

68 Seller Initials AB Buyer Initials \_\_\_\_\_  
69 \_\_\_\_\_  
70 \_\_\_\_\_

71  
72 **III. Additional Non-Mandatory Requested Items:** Are you as the Seller aware of any of the following:  
73

- 74 1. Any significant structural modification or alteration to property?.....Yes  No   Unknown   
75 Please explain: \_\_\_\_\_
- 76 2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the  
77 property from fire, wind, hail, flood(s) or other conditions?..... Yes  No   Unknown   
78 If yes, has the damage been repaired/replaced?..... Yes  No
- 79 3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's  
80 association of which you have knowledge?..... Yes  No   Unknown
- 81 4. **Mold:** Does property contain toxic mold that adversely affects the property or occupants?... Yes  No   Unknown
- 82 5. **Private Burial Grounds:** Does property contain any private burial ground?..... Yes  No   Unknown
- 83 6. Neighborhood or Stigmatizing conditions or problems affecting this property?..... Yes  No   Unknown
- 84 7. **Energy Efficiency Testing:** Has the property been tested for energy efficiency?.....Yes  No   Unknown   
85 If yes, what were the test results? \_\_\_\_\_
- 86 8. **Attic Insulation:** Type Celouise blow in Unknown  Amount \_\_\_\_\_ Unknown
- 87 9. Are you aware of any area environmental concerns?.....Yes  No   Unknown   
88 If yes, please explain: \_\_\_\_\_  
89 \_\_\_\_\_
- 90 10. Are you related to the listing agent? Yes  No  If yes, how? \_\_\_\_\_
- 91 11. Where survey of property may be found: \_\_\_\_\_
- 92 12. **Wind Farms:** Is the subject property encumbered by certain Wind Energy rights?.....Yes  No   
93 If yes, rights by: Lease , Easement , Other  Define Other: \_\_\_\_\_  
94 Wind Farm Company, Owner: \_\_\_\_\_
- 95 13. **Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.)  
96 (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary)  
97 \_\_\_\_\_  
98 \_\_\_\_\_


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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  Seller \_\_\_\_\_ 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 wade 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 \_\_\_\_\_