



SELLER DISCLOSURE OF PROPERTY CONDITION

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



1 **Property Owner(s) & Address:** Donald Parsons 20490 Ivy Trail Keosauqua, 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.**

Seller	Date	Seller	Date
<u>Don Parsons</u>	<u>3-24-26</u>		
Buyer	Date	Buyer	Date

15
16
17
18
19
20
21
22
23 **Instructions to the Seller:** (1) Complete this form yourself. (2) Report known conditions materially affecting the property
24 and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort
25 to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to
26 your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts,
27 write or check UNKNOWN. (7) Keep a copy of this statement.

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

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

39
40 **Seller Initials** DP **Buyer Initials** _____

41 42 **I. Property Conditions, Improvements and Additional Information (Section I is Mandatory)**

43 EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

- 44
45
46 1. **Basement/Foundation:** Has there been known water or other problems?.....Yes No Unknown
47 If yes, please explain: _____
- 48
49 2. **Roof:** Any known problems?.....Yes No Unknown
50 Roof Type _____
51 Date of repairs/replacement (If any) _____
52 Describe: _____

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Prepared by: Nicholas Boley | Mossy Oak Properties Boley Rea | nboley@mossyoakproperties.com |

Form
Simplicity

NA

NA

- 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 _____ 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 _____
- 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?.....*at the flies last year*..... 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? part - i think..... 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? _____
 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): _____
 123 _____
 124 _____

125 Seller Initials _____ Buyer Initials DP

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
134 Range/Oven	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
135 Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
136 Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Heater/Liner/Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
137 Hood/Fan Disposal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
138 TV Receiving Equipment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke Alarm	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
139 Sump Pump	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carbon Monoxide Detector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
140 Alarm System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City Water System - <u>County</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
141 Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Sewer System - <u>Septic</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
142 Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
143 Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Heating System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
144 Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
145 Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
146 Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
147 Microwave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
148 Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Furnace	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
149 Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
150 Water Softener/Conditioner <u>CD</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
151 LP Tanks - <u>belongs to propane</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locks and Keys	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152 LP Keys & Locks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
153 Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
154 Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storage Shed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
155 Garage Door Opener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground "Pet Fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
156 Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
157 Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	# of remotes				

160 Exceptions/Explanations for "NO" responses above: _____
161 _____
162 _____
163 _____
164 _____

165
166 ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.
167 Warranties may be available for purchase from independent warranty companies.

168 Seller Initials _____ Buyer Initials _____
169 _____
170 _____

171
172 **III. Additional Non-Mandatory Requested Items:** Are you as the Seller aware of any of the following:
173

174 1. Any significant structural modification or alteration to property?..... Yes No Unknown

175 Please explain: _____

176 2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the
177 property from fire, wind, hail, flood(s) or other conditions?..... Yes No Unknown

178 If yes, has the damage been repaired/replaced?..... Yes No

179 3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's
180 association of which you have knowledge?..... Yes No Unknown

181 4. **Mold:** Does property contain toxic mold that adversely affects the property or occupants?... Yes No Unknown

182 5. **Private Burial Grounds:** Does property contain any private burial ground?..... Yes No Unknown

183 6. Neighborhood or Stigmatizing conditions or problems affecting this property?..... Yes No Unknown

184 7. **Energy Efficiency Testing:** Has the property been tested for energy efficiency?..... Yes No Unknown

185 If yes, what were the test results? _____

186 8. **Attic Insulation:** Type Fiberglass Unknown Amount _____ Unknown

187 9. Are you aware of any area environmental concerns?..... Yes No Unknown

188 If yes, please explain: _____
189 _____

190 10. Are you related to the listing agent? Yes No If yes, how? _____

191 11. Where survey of property may be found: county

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

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

194 Wind Farm Company, Owner: _____

195 13. **Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.)

196 (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary)

197 _____
198 _____

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 Don Parsons Seller Don Parsons Date 3-24-26
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 wade 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
226 Buyer _____ Buyer _____ Date _____