

#29722

SELLERS DISCLOSURE OF PROPERTY CONDITION
CENTRAL IOWA BOARD OF REALTORS®, INC.

Property Address: 3223 ASPEN Road New Construction: () Yes (X) No

Property Owner: (print per title) William J & Sue Ellen C. Burke I

Purpose of Disclosure: Completion of this form is required under Iowa law which mandates that Sellers disclose the condition and information about the property.

Exempt Properties: Properties exempt from the Seller's disclosure requirement include (IA Code 538A): Bare ground, property consisting 4 or more dwelling units; court ordered transfers; transfers by a power of attorney; fireclouses; 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, in-ra 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 538A because one of the above exemptions applies. If so, you may stop here.

Seller	Date	Seller	Date	Buyer	Date	Buyer	Date

Instructions to the Seller: (1) Provide information in good faith and make a reasonable effort to ascertain the required information. (2) Complete this form yourself and fill in all blanks. (3) Report known conditions materially affecting the property. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, check or write "NA" (not applicable). (6) All approximations must be identified with "AP". If you do not know the facts, check or write "Unkn". (7) Keep a copy of this statement for your records.

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 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 the representations of the Agent. The Agent has no independent knowledge of condition of the property except that to which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.

A. PROPERTY CONDITION & IMPROVEMENTS: (check appropriate response, attach additional sheets if necessary to explain items further)

- Basement and/or Foundation:** Has there been known water or other problems?..... () NA () Yes (X) No () Unkn
If yes, explain: _____
- Roof:** Any known problems?..... () NA () Yes (X) No () Unkn
Age: 2 yrs Type of material: _____ Date of repairs: _____
If yes, explain: _____
- Physical Problems:** Any known settling, flooding, drainage or grading problems?..... () NA () Yes (X) No () Unkn
If yes, explain: _____
- Lead-Based Paint:** Any known to be present in the structure?..... () NA () Yes (X) No () Unkn
(See DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARD if applicable, page 3 of 3)
- Septic Tank/Drain Fields:** Are there any known problems?..... (X) NA () Yes () No () Unkn
If yes, explain: _____
Age: _____ Location: _____ Date last cleaned: _____
- Flood Plain:** Is the property located in a flood plain?..... () NA () Yes (X) No () Unkn
If yes, what is the flood plain designation? _____
- Structural Damage:** Are there any known problems?..... () NA () Yes (X) No () Unkn
If yes, explain: _____
- Well & Pump:** Any known problems?..... (X) NA () Yes () No () Unkn
If yes, explain: _____
Age: _____ Location: _____ Type: _____ Depth: _____ Diameter: _____
Has well water been tested? () Yes () No () Unkn If yes, report results: _____
- Sewer:** Are there any known problems?..... () NA () Yes (X) No () Unkn
If yes, explain: (include date of repairs) _____
- Heating System(s):** Are there any known problems?..... () NA () Yes (X) No () Unkn
Age: 1995 If yes, explain: (include date of repairs) _____
- Central Cooling System(s):** Are there any known problems?..... () NA () Yes (X) No () Unkn
Age: 1995 If yes, explain: (include date of repairs) _____
- Plumbing System(s):** Are there any known problems?..... () NA () Yes (X) No () Unkn
If yes, explain: (include date of repairs) _____

Seller's Initials [Signature]

Buyer's Initials _____

- 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
Any previous infestation damage?.....()NA ()Yes No ()Unkn.....If Yes, date of treatment/repairs: _____
- 15. What is the zoning for this property? _____ Any non-conforming uses?..... ()NA ()Yes ()No ()Unkn
If yes, explain: _____
- 16. Asbestos: Is there any known presence of asbestos in the property?.....()NA ()Yes No ()Unkn
If yes, explain: _____
- 17. Radon: Are there any known tests for the presence of radon gas?..... ()NA ()Yes No ()Unkn
If yes, test results? _____
Date of last report _____
Seller agrees to release any testing results. If not, Check here (___).
- 18. Any known restrictive covenants on the property?.....()NA Yes ()No ()Unkn
If yes, and the buyer desires to view the covenants prior to offer, where may they be found? Relater
- 19. Is the property located in a Real Estate Improvement District?.....()NA ()Yes ()No Unkn
If yes, indicate the amount of any special assessment against the property: \$ _____
- 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?..... ()NA ()Yes No ()Unkn
- 21. 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

B. APPLIANCES, SYSTEMS, & SERVICES:

(check all that apply, NOTE: Section B is for the convenience of Buyer/Seller and is not mandatory)

Note: 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. ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING. Warranties are available for purchase from independent warranty companies.

NA Included Working	NA Included Working
Refrigerator.....()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn	Satellite Dish, Satellite Receiver..... <input checked="" type="checkbox"/> ... ()Yes ()No ()Unkn
Oven/Range/Cooktop... ()... ()... ()... ()... ()... ()...	Fireplace/Chimney..... ()... ()... ()... <input checked="" type="checkbox"/> Yes ()No ()Unkn
Dishwasher.....()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn	Wood Burning System..... <input checked="" type="checkbox"/> ... ()Yes ()No ()Unkn
Garbage Disposal.....()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn	Furnace Humidifier..... ()... <input checked="" type="checkbox"/> ... ()Yes ()No ()Unkn
Microwave.....()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn	Electronic Air Filter..... <input checked="" type="checkbox"/> ... ()Yes ()No ()Unkn
Exhaust Hood Fan.....()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn	Central Air Conditioner..... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn
Trash Compactor..... <input checked="" type="checkbox"/> ... ()... ()... ()... ()... ()... ()...	Window Air Conditioner..... <input checked="" type="checkbox"/> ... ()Yes ()No ()Unkn
Washer..... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn	City Water System..... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn
Dryer..... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn	Lawn Sprinkler/Irrigation System..... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn
Central Vacuum..... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn	Pool Heater, Wall Liner & Equip..... <input checked="" type="checkbox"/> ... ()Yes ()No ()Unkn
Smoke Alarm..... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn	Sauna and/or Hot Tub..... <input checked="" type="checkbox"/> ... ()Yes ()No ()Unkn
Ceiling Fan..... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn	Water Heater..... <u>X.2</u> ... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn
Alarm System..... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn	Well and Pump..... <input checked="" type="checkbox"/> ... ()Yes ()No ()Unkn
Intercom System..... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn	Softener/Conditioner/Filter..... <input checked="" type="checkbox"/> ... ()Yes ()No ()Unkn
Attic Fan..... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn	Sump Pump..... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn
Keys for all Locks..... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn	City Sewer System..... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn
Garage Door Remotes... ()... <input checked="" type="checkbox"/> ... <input checked="" type="checkbox"/> Yes ()No ()Unkn	Septic Tank/Drain Field..... <input checked="" type="checkbox"/> ... ()Yes ()No ()Unkn
	Propane Tank... (Rent)...(Own)... <input checked="" type="checkbox"/> ... ()Yes ()No ()Unkn

Explain any "No" responses:

Keys: You get all we have, same for garage door remotes. think there is 1 for small door & 1 or 2 for big door

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

A.R. Stereo system subject to negotiation

Seller's Initials [Signature]

Buyer's Initials _____

C. ADDITIONAL ITEMS: (check appropriate response)

- 1. Insulation Disclosure: Do you know the R-values of the insulation?..... ()Yes (X)No ()Unkn
Attic R-value: _____ Type: _____ Foundation R-value: _____ Type: _____ Wall R-value: _____ Type: _____
- 2. Has the property been tested for the presence of mold? (if yes, list date of test and results below)..... ()Yes (X)No ()Unkn
- 3. Has the property been tested for energy efficiency? (if yes, list date of test and results below)..... ()Yes ()No (X)Unkn
- 4. Are there any underground tanks located on the property? (if yes, list location(s) below)..... ()Yes (X)No ()Unkn
- 5. Any known insurance claims on property, repairs/remedy for such have not been made? (if yes, list below)..... (X)Yes ()No ()Unkn
- 6. Are there any known private burial sites on the property? (if yes, list location(s) below)..... ()Yes (X)No ()Unkn
- 7. Are you related to the listing agent? (describe relationship below)..... ()Yes (X)No
- 8. Are you a licensed Real Estate Agent?..... ()Yes (X)No
- 9. Are there any known class action law suits regarding this property? (if yes, list below)..... ()Yes (X)No ()Unkn
- 10. Are you aware of any environmental concerns? (if yes, list below)..... ()Yes (X)No ()Unkn
- 11. Attach a copy of the land survey if applicable.

If the answer to any of the items in Section C above is yes, explain: (attach additional sheets if necessary)

Seller has owned property since NEW approx 63-95 The residence was built in started 24 finished 25 as per city assessor.
 Seller has indicated above the history and condition of all items based solely on information known to Seller. If any changes occur in structural, mechanical, appliances, systems, etc. of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer in writing. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers or salespersons).
 Seller hereby acknowledges Seller has retained a copy of this statement.

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

SELLER *William J. Baulf* Date 2-26-10 SELLER _____ Date _____

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

BUYER _____ Date _____ BUYER _____ Date _____

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Insurance from hail storm: We did not repair some cosmetic exterior window trim dents.

RADON DISCLOSURE

Radon: Are there any known tests for the presence of radon gas?

() Yes (X) No () Unkn

If yes, test results?

Date of last report _____

Seller agrees to release any testing results. If not, Check here (___).

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

SELLER *William J. Bulif* Date 2-26-10

SELLER _____ Date _____

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

BUYER _____ Date _____

BUYER _____ Date _____