

RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

Property Address: **1552 270th Street
Ventura, IA 50482**

PURPOSE:

Use this statement to disclose information as required by Iowa Code Chapter 558A. This law requires certain sellers of residential property that includes at least one and no more than four dwelling units to disclose information about the property to be sold. The following disclosures are made by the Seller(s) and not by any agent acting on behalf of the Seller(s).

INSTRUCTIONS TO SELLER(S):

- A. Seller(s) must complete this statement. Respond to all questions, or attach reports allowed by Iowa Code Section 558A.4(2).
- B. Disclose all known conditions materially affecting this property.
- C. If an item does not apply to this property, indicate it is not applicable (N/A).
- D. Disclose information in good faith and make a reasonable effort to ascertain the required information. If the required information is unknown or is unavailable following a reasonable effort, use an approximation of the information, or indicate that the information is unknown (UNK). All approximations must be identified as approximations (AP).
- E. Additional pages may be attached as needed.
- F. Keep a copy of this statement with your other important papers.

DISCLOSURES:

Circle Response:

- | | |
|---|--|
| 1. Basement/Foundation: Any known water or other problems?
Any known repairs?
If yes, date of repairs/replacement: <u>12/28/2018</u> | Yes <input checked="" type="radio"/> No N/A UNK
Yes No N/A UNK |
| 2. Roof: Any known problems?
Any known repairs?
If yes, date of repairs/replacement: <u> / / </u> | Yes <input type="radio"/> No <input checked="" type="radio"/> N/A UNK
Yes No N/A UNK |
| 3. Well and Pump: Any known problems?
Any known repairs?
If yes, date of repairs/replacement: <u> / / </u>
Any known water tests?
If yes, date of last report:
and results: <u> / / </u> | Yes <input type="radio"/> No <input checked="" type="radio"/> N/A UNK
Yes No N/A UNK

Yes <input type="radio"/> No <input checked="" type="radio"/> N/A UNK |
| 4. Septic Tanks/Drain Fields: Any known problems?
Location of tank: _____
Date tank last cleaned: <u>10/14/2022</u> | Yes <input type="radio"/> No <input checked="" type="radio"/> N/A UNK |

5. Sewer System: Any known problems? Yes ☒ No N/A UNK
Any known repairs? Yes No N/A UNK
If yes, date of repairs/replacement: / /
6. Heating System(s): Any known problems? Yes ☒ No N/A UNK
Any known repairs? Yes No N/A UNK
If yes, date of repairs/replacement: / /
7. Central Cooling System(s): Any known problems? Yes ☒ No N/A UNK
Any known repairs? Yes No N/A UNK
If yes, date of repairs/replacement: / /
8. Plumbing System(s): Any known problems? Yes ☒ No N/A UNK
Any known repairs? Yes No N/A UNK
If yes, date of repairs/replacement: / /
9. Electrical System(s): Any known problems? Yes ☒ No N/A UNK
Any known repairs? Yes No N/A UNK
If yes, date of repairs/replacement: / /
10. Pest Infestation (e.g., termites, carpenter ants): Any known problems? Yes ☒ No N/A UNK
If yes, date(s) of treatment: / /
Any known structural damage? Yes ☒ No N/A UNK
If yes, date of repairs/replacement: / /
Any known inspections? Yes ☒ No N/A UNK
If yes, date of last report: / /
and results: _____
11. Asbestos: Any known to be present in the structure? Yes ☒ No N/A UNK
If yes, explain: _____
12. Radon: Any known tests for the presence of radon gas? ☒ Yes No N/A UNK
If yes, date of last report: 10/1/2020
and results 41
13. Lead-Based Paint: Any known to be present in the structure? Yes ☒ No N/A UNK

14. Flood Plain: Do you know if the property is located in a flood plain? Yes ☒ No N/A UNK
If yes, what is the flood plan designation: _____
15. Zoning: Do you know the zoning classification of the property? Yes ☒ No N/A UNK
If yes, what is the zoning classification: _____
16. Covenants: Is the property subject to restrictive covenants? Yes ☒ No N/A UNK
If yes, attach a copy or state where a true, current copy of the Covenants can be obtained: _____
17. Shared or Co-Owned Features: Any 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 may have an effect on the property? Yes ☒ No N/A UNK
Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner's Association which has any authority over the property? Yes ☒ No N/A UNK
18. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes ☒ No N/A UNK
19. Structural Damage: Any known structural damage? Yes ☒ No N/A UNK
20. Is the property located in a real estate improvement district? Yes ☒ No NA UNK
If yes, indicate the amount of any special assessment against the property. \$ _____
21. See attached copy of Iowa Department of Public Health "Iowa Radon Home-Buyers and Seller Fact Sheet."

You **MUST** explain any "YES" response(s) above. Use the back of this statement or additional sheets as necessary.


If reports are attached, identify the reports and the questions to which they pertain.

SELLER(S) DISCLOSURE:

Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s). The Seller(s) has owned the property since 11 / 1 / 1985. Seller(s) acknowledge(s) requirement that Buyer(s) be provided with the "Iowa Radon Home Buyers and Seller Fact Sheet" prepared by the Iowa Department of Public Health. The Seller(s) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge.

Seller 
William R. Grey

Date 6/23/23

Seller 
Janet M. Grey

Date 6-23-23