



SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC)

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

Property Address: 27140 Florence Street Princeton, MO

Property Owner (Seller – please print per title): Robert L. Gibson & Donna Gibson Revocable Living Trust
Michael Gibson & Joni Gibson

Purpose of Disclosure: Completion of this form is required under Iowa law which mandates Seller disclose condition and information about the property, unless the property is exempt.

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.

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; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; 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.

Property is exempt because one or more of the above exemptions apply. (If exempt - **STOP HERE** – skip to signature line)

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 the representations of Agent. **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.**

I. Property Conditions, Improvements and Additional Information:

- Basement/Foundation:** Has there been known water or other problems? Yes No Unknown If yes, please explain: No Basement
- Roof:** Any known problems? Yes No Unknown Type Asphalt Shingle Unknown Date of repairs/replacement None Unknown Describe: Large hole in roof.
- Well and pump:** Any known problems? Yes No Unknown Type of well (depth/diameter), age and date of repair: well water - not hooked up to house Has the water been tested? Yes No Unknown If yes, date of last report/results: _____
- Septic tanks/drain fields:** Any known problems? Yes no Unknown Location of tank No tank / lagoon Unknown Age Unknown Date tank last inspected _____ Unknown
- Sewer:** Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs House was not winterized and was sat empty for 2-3 years
- Heating system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs House has been vacant for 2-3 years. No known condition.
- Central Cooling system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs No cooling system.
- Plumbing system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs House was not winterized and was sat vacant for 2-3 years
- Electrical system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs _____

Buyer initials _____ Seller initials RS MJ

- 10. Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems? Yes No Unknown Date of treatment None Previous Infestation/Structural Damage? Yes No Date of repairs house has been occupied by coons, & mice.
- 11. Asbestos:** Is asbestos present in any form in the property? Yes No Unknown If yes, explain:

- 12. Radon:** Any known tests for the presence of radon gas? Yes No If yes, who tested? _____ Test results? _____ Date of last report _____ Seller Agrees to release any testing results. If not, Check here No Basement.
- 13. Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint? Yes No Unknown If yes, what were the test results? _____

- 14. Any known encroachments, easements, "common areas"** (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes No Unknown
- 15. 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 Unknown Fencing on property.
- 16. Structural Damage:** Any known structural damage? Yes No Unknown
- 17. Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes No Unknown
- 18. Is the property located in a flood plain?** Yes No Unknown If yes, flood plain designation _____

- 19. Do you know the zoning classification of this property?** Yes No Unknown What is the zoning? _____
- 20. Covenants:** Is the property subject to restrictive covenants? Yes No Unknown If yes attach a copy OR state where a true, current copy of the covenants can be obtained: _____

21. Has there been "major" structural remodeling? Yes No If yes, please explain: Hole in roof.
You MUST explain any "Yes" responses above (Attach additional sheets if Necessary):

House has had damage by rodents and past renters. Roof damage, doors damaged, Cabinets and more have damage.
* THIS IS AN UNINHABITABLE House *

Seller has owned the property since 2017 (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.** Property has been in the family since 1961.

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 Douglas J. Nelson Robert L. Nelson Seller Jenise Nelson Michael D. Nelson Date 12-8-21

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 _____ Buyer _____ Date _____

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT:
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Address: 27140 Florence Street, Princeton, Mo

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (initial)

- _____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- _____ (b) Records and Reports available to the Seller (check one below):
- Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT (initial)

- _____ (c) Purchaser has received copies of all information listed above.
or, No Records or Reports were available (see (b) above).
- _____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*.
- _____ (e) Purchaser has (check one below):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGEMENT (initial)

- PA (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate:

<u>Robert H. Dibeon</u>	<u>Donna J. Dibeon</u>	<u>12-8-21</u>	_____	_____
Seller		Date	Purchaser	Date
<u>Janis Dibeon</u>	<u>Michael P. Dibeon</u>	<u>12-8-21</u>	_____	_____
Seller		Date	Purchaser	Date
<u>Jerry E. Hoehn</u>		<u>12-8-21</u>	_____	_____
Seller's Agent		Date	Purchaser's Agent	Date