

SELLER'S PROPERTY DISCLOSURE STATEMENT

This disclosure statement refers to the property located at:

ADDRESS 22994 38th ave New Virginia IA 50210

CITY _____ STATE _____ ZIP _____

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to a buyer all known materials or adverse facts relating to the physical condition of the property that are not readily observable. All questions must be answered completely. If answers are affirmative, please provide detailed explanations on the "Additional Explanations" section (page 3).

	YES	NO	DON'T KNOW
1. Does seller currently occupy property?	<u>X</u>	_____	_____
2. If not, when did seller last occupy property?	_____	_____	_____
3. Is any part of the property leased?	_____	<u>X</u>	_____
4. Does anyone claim an easement on or a right to use all or some of the property?	_____	<u>X</u>	_____
5. Does property rest on a landfill?	_____	<u>X</u>	_____
6. Is the property in a designated flood plain?	_____	<u>X</u>	_____
7. Is the property in a designated fire danger zone?	_____	<u>X</u>	_____
8. Is the property in a designated earthquake danger zone?	_____	<u>X</u>	_____
9. Are you aware of any settling/earth movement?	_____	<u>X</u>	_____
10. Are you aware of any encroachments, boundary line disputes, or unrecorded easements?	_____	<u>X</u>	_____
11. How old is the structure?	<u>1900 approx</u>		
12. Are you aware of any problems, past or present, with roof, gutters, or downspouts?	_____	<u>X</u>	_____
13. Are you aware of any past or present damage caused by infiltrating pests, termites, dry rot, or other wood-boring insects?	_____	<u>X</u>	_____
14. Is your property currently under warranty by a licensed pest control company?	_____	<u>X</u>	_____
15. Are you aware of any past or present movement or other structural problems with floors, walls, or foundations?	_____	<u>X</u>	_____
16. Has there been fire, wind, or flood damage that required repair?	_____	<u>X</u>	_____
17. Has there ever been water leakage or dampness within basement or crawl space?	<u>X</u>	_____	_____

electricity off during storm
~~also~~ caused sump pumps
to be off + water got in about 2017

18. Have there been any additions, structural changes, or alterations to the property?	<u>X</u>	—	—
19. Was work done with the necessary permits and approvals in compliance with building codes and zoning regulations?	<u>X</u>	—	—
20. Is drinking water source public or private?	<u>rural water</u>	—	—
21. Is sewer system public or private?	<u>Septic</u>	—	—
22. Are you aware of any past or present leaks, backups, etc. relating to water and/or sewer?	<u>NO</u>	—	—
23. Is there polybutylene plumbing (other than the primary service line) on the property?	—	—	<u>X</u>
24. Are you aware of any toxic substances on the property?	—	<u>X</u>	—
25. Has the property been tested for radon?	<u>NO</u>	—	—
26. Are there or have there ever been fuel storage tanks below ground on the property?	—	<u>X</u>	—
27. Is property subject to covenants and restrictions?	—	<u>X</u>	—
28. Is there a mandatory association fee?	—	<u>X</u>	—
29. If so, how much monthly/yearly?	\$ — / —	—	—
30. Is there an initiation fee?	—	<u>X</u>	—
31. Are special assessments approved by the association?	—	<u>X</u>	—
32. Has the property ever been the subject of litigation?	—	<u>X</u>	—
33. Do you know of any violations of local, state, or federal laws, codes, or regulations with respect to the property?	—	<u>X</u>	—
34. Are any equipment/appliances/systems included in sale of property in need of repair or replacement?	—	<u>X</u>	—
35. Does the property contain asbestos?	—	<u>X</u>	—
36. Does the property contain lead paint?	—	<u>X</u>	—
41. Additional explanations or disclosures (please attach additional sheets if necessary) :			

The following checked items are currently on the property and will be included in the sale:

- | | | | |
|---|---|--|--|
| ☐ Burglar Alarms | ☒ Smoke Detectors | ☐ Fire Alarms | ☒ Central Air |
| ☒ Central Heating | ☐ Window A/C Unit | ☒ Dishwasher | ☐ Trash Compactor |
| ☐ Garbage Disposal | ☒ Oven | ☒ Microwave | ☐ TV Antenna |
| ☐ Satellite Dish | ☐ Intercom System | ☐ Pool | ☒ Washer/Dryer Hookups |
| ☒ Hot Tub/Jacuzzi | ☒ Washer | ☒ Dryer | ☒ Refrigerator |
| ☐ Pool Barrier | ☐ Safety Cover for Hot Tub | | |

Wolf range not included but Kitchen aid range will be included

SELLER'S REPRESENTATION

Seller warrants that to the best of Seller's knowledge, the above information is complete and accurate as of the date signed by Seller. However, this disclosure statement is not a substitute for inspections and/or warranties.

SELLER *Sherry Parish* DATE *5-4-22*

SELLER *[Signature]* DATE *5-4-22*

BUYER'S RECEIPT AND ACKNOWLEDGEMENT

I acknowledge receipt of this Disclosure. I understand that except as stated in the Purchase and Sale Agreement with Seller, the property is being sold in its present condition only, without warranties of guarantees of any kind by Seller. No representations concerning the condition of the property are being relied upon by me except as disclosed herein or stated in the Purchase and Sale Agreement.

BUYER *[Signature]* DATE *5-4-22*

BUYER _____ DATE _____

NOTICE: Many local law enforcement agencies maintain the locations of persons such as sex offenders who might be required to register their addresses. You may retain the right to contact local law enforcement authorities for information about the presence of these individuals in any neighborhood.

28x28x10 Garage
fully insulated
9x9 doors

DISCLOSURE OF INFORMATION ON RADON HAZARDS
(For Residential Real Property Sales or Purchases)

Radon Warning Statement

Every buyer of any interest in residential real property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The seller of any interest in residential property is required to provide the buyer with any information on radon test results of the dwelling showing elevated levels of radon in the seller's possession.

Seller's Disclosure

- a. _____ Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain)
- b. _____ Seller has provided the purchaser with all available records and reports pertaining to elevated radon concentrations within the dwelling.
- c. ☒ Seller has no knowledge of elevated radon concentrations in the dwelling.
- d. ☒ Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser's Acknowledgment

Initial each of the following that applies:

- e. _____ Purchaser has received copies of all information listed above.
- f. _____ Purchaser has received the Iowa Radon Home Buyer's-Sellers Fact Sheet.

Agents Acknowledgment

Initial if applicable:

- g. _____ Agent has informed the seller of the seller's obligations under Iowa law.

Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her knowledge that the information he or she provided is true and accurate.

Henry Parish 5-4-22 [Signature] 5-4-22
Seller Date Seller Date

Purchaser Date Purchaser Date

Agent Date Agent Date

28x28x10 Garage
fully insulated
2 9x8 doors
concrete floor
Window AC
Attic stairs
Attic storage
60 Amp service

2003 24x26x10 House Garage
18x8 overhead door w opener
60 Amp service

2018 Ritchie heated Auto horse waterer

2008 Central Boiler Classic
wood boiler with hot water
heat exchanger
CL 5036

Chicken coop 8x12

Well house 7x14

House Roof
2004

Furnace tempstar 2002
AC weatherking 2005

Hotwater heater tankless

AOSmith 2012

7' Hot tub 2005

Front porch 34x8

South porch 23x8

West deck 32x16

Covered dog Area 16x8

Covered deck 25x16

2020

40x80x16 pole barn

2 horse stalls 11x9 with
storage above

60 Amp service

2 RV 30 Amp plugs

Gravel floor

10x10 slider 20x15 1/2 slider

~~2008~~ 2008

Shop

32x40x13 main part

32x18

lean to off back

14x10

tack room

14x30

South ~~lean to~~ ~~outside~~
open lean to

10x18

North open lean to

5 1/2"

concrete floor poured
2020

16x12 Insulated Overhead door
2021

Water hydrant w/opener

100 Amp service

~~20~~ 25x30x10 1/2 Gambrel roof Barn

30x13 lean to

100 Amp service

concrete floor

Spray foam All walls
upstairs ceiling

upstairs 14' ceiling height

oak floor pine ceiling

~~20~~ ~~20~~ Bar big screen