



Davenport & Associates
1114 Fourth Street
Sioux City, Iowa 51101
Business (712) 277-2002



SELLER DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to Buyer make offer to buy real estate)

Property Owner (s) Address:

2015 Greenbrier Court, Sioux City, IA 51104

Purpose of Disclosure: Completion of Section 1 of this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

Exempt Properties: Properties exempted from the Seller's disclosure requirements include (IA Code 558 A): Bare ground; property containing 5 or more dwelling 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 dwelling. Seller(s) certifies that the property is exempt from the requirement(s) of 558A because one of the above exemptions applies. If so, you may stop here.

(This section is crossed out with a large X)

Seller _____ Date _____ Seller _____ Date _____
Buyer _____ Date _____ Buyer _____ Date _____

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.

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 purchases may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. **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.

X Sellers initials 7/7/12

Buyer initials _____

I. Property Conditions, Improvements and Additional Information: (Section I is Mandatory)

- Basement/Foundation:** Has there been any known water or other problems? Yes [] No [] Unknown [] If yes, please explain: _____
- Roof:** Any known problems? Yes [] No [] Unknown [] Type Shingle
Unknown [] Date of repairs/replacement 6/12/2003 + 8/11/2001 Unknown []
Describe: 2003 - New ^{SHingles} Roof/Hail Damage; 2001 - Wind Damage ^{FROM TREE} Repaired
- Well and pump:** Any known problems Yes [] No [] Unknown [] Type of well (depth/diameter), age and date of repair: _____ Has the water been tested? Yes [] No [] Unknown [] If yes, date of last report/results: N/A
- Septic tanks/drain fields:** Any known problems? Yes [] No [] Unknown [] Location of tank _____ Unknown [] Age _____ Unknown [] Has the system been inspected within 2 years or pumped/cleaned within 3 years? Yes [] No [] Unknown N/A

5. Sewer: Any known problems? Yes [] No [] Any known repairs/replacement? Yes [] No []
Date of repairs _____
6. Heating system (s): Any known problems? Yes [] No [] Any known repairs/replacement? Yes [] No []
Date of repairs _____
7. Central Cooling system (s): Any known problems? Yes [] No [] Any known repairs/replacement? Yes [] No []
Date of repairs _____
8. Plumbing system (s) Any known problems? Yes [] No [] Any known repairs/replacement? Yes [] No []
Date of repairs Water Heater Replaced / don't remember date; Kitchen faucet fixed / 2010.
9. Electrical systems (s) Any known problems? Yes [] No [] Any known repairs/replacement? Yes [] No []
Date of repairs _____
10. Pest Infestation: (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems?
Yes [] No [] Any known repairs/replacement? Yes [] No [] Date of treatment _____ Previous
Infestation/Structural damages? Yes [] No [] Date of repairs _____
11. Asbestos: Is asbestos present in any form in the property? Yes [] No [] Unknown [] If yes, please
explain: _____
12. Radon: Any known tests for the presence of radon gas? Yes [] No [] Unknown [] If yes, test
results? _____ Date of last report _____
If Buyer tests for radon, Buyer agrees to release testing results to Seller [] Yes
13. Lead Base Paint: Known to be present or has the property been tested for the presence of lead base paint? Yes [] No []
Unknown [] If yes, what were the test results? _____
Has the lead disclosure form and pamphlet been provided? Yes [] No []
14. Any known encroachments, easements, "common area" (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 []
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? Residential
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:
[] On file at Country Recorder's office or: _____

You **MUST** explain any "YES" responses above (Attach additional sheets if necessary):

17. Drainage - 28ft. of driveway replaced forward from street towards garage (2009) & part of sidewalk
Stress fractures in sheet rock between living room & dining room.

Seller initials MS Buyers initials _____

X

II. Appliances/Systems/Services (note: Section II is for the convenience of Buyer/Seller and is not mandatory):

Notice: Items marked "included" are intended 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.

	Included	Working?			Rented?		Included	Working?			
		Yes	No	OR	Unknown	Yes		No	Yes	No	OR
Range/Oven	(b)	(b)	()	()			Lawn Sprinkler System	(b)	(b)	()	()
Dishwasher	(b)	(b)	()	()			Solar Heating System	()	()	()	()
Refrigerator	(b)	(b)	()	()			Pool Heater, Wall				
Hood/fan	(b)	(b)	()	()			liner & equipment	()	()	()	()
Disposal	(b)	(b)	()	()			Well & pump	()	()	()	()
TV Receiving Equipment	(b)	(b)	()	()			Smoke alarm	(b)	(b)	()	()
Alarm System	()	()	()	()			Septic Tank & Sump Pump	()	()	()	()
Central AC	(b)	(b)	()	()			Drain Field	()	()	()	()
Window AC	()	()	()	()			City Water System	(b)	(b)	()	()
Central Vacuum	()	()	()	()			City Sewer System	(b)	(b)	()	()
Gas Grill	()	()	()	()			Plumbing System	(b)	(b)	()	()
Attic Fan	()	()	()	()	# of fans	_____	Central Heating System	(b)	(b)	()	()
Intercom	()	()	()	()		() ()	Water Heater	(b)	(b)	()	()
Microwave	(b)	(b)	()	()		() ()	Windows	(b)	(b)	()	()
Trash Compactor	()	()	()	()			Fireplace/Chimney	()	()	()	()
Ceiling Fan	(b)	(b)	()	()			Wood Burning System	()	()	()	()
Water softener/Conditioner	(b)	(b)	()	()			Furnace Humidifier	()	()	()	()
LP Tanks	()	()	()	()			Sauna/Hot Tub	()	()	()	()
Keys and Locks	(b)	(b)	()	()			Keys and Locks	(b)	(b)	()	()
Swing Set	()	()	()	()			Dryer	()	()	()	()
Basketball Hoop	()	()	()	()			Washer	()	()	()	()
Underground "pet fence"	()	()	()	()			Storage Shed	()	()	()	()
Garage door opener	(b)	(b)	()	()	# of remotes	<u>1</u>	Boat Dock	()	()	()	()
Pet Collars	()	()	()	()	# of collars	_____	Boat Hoist	()	()	()	()

Exceptions/Explanations for "NO" responses above:

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.

Warranties may be available for purchase from independent warranty companies.

X Seller initials MM

Buyers initials _____

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

- Any significant structural modification, alteration, or repairs to property? Yes [] No [] Unknown [] Please explain:
DRIVEWAY REPAIRED 2009
- Has there been a property/casualty loss or insurance claim over \$5,000, or major damage to the property from fire, wind, hail, flood (s) or other conditions? Yes [] No [] Unknown [] If yes, has the damage been repaired/replaced? Yes [] No []
New SHINGLES / 2003 (HAIL DAMAGE)

3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? Yes [] No [X] Unknown []
4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes [] No [X] Unknown []
5. Private burial grounds: Does property contain any private burial grounds? Yes [] No [X] Unknown [X]
6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes [] No [X] Unknown []
7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes [] No [X] Unknown [] If yes, what were the tests results? _____
8. Attic Insulation: Type _____ Unknown [X] Amount _____ Unknown []
9. Are you aware of any environmental concerns? Yes [] No [X] Unknown [] If yes, please explain: _____

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

11. Where survey of property may be found: ABSTRACT
 If the answer to any item is yes, please explain. Attach additional sheets, if necessary:

12. Repairs: Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.) (Note: Repairs are not normal maintenance items)

Sprinkler Heads occasionally repaired/replaced.

Seller has owned the property since 1991 (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 salesperson).

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 Margaret W. Kwon Seller _____ Date 4-5-2010

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 _____

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