

SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC) (To be delivered prior to buyer making Offer to Buy Real Estate)



Property Owner (Seller – please print per title):	Property Address:	114 W Walnu	t Street, Sigourney,	IA 52591	
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; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This sexemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental division; quit claim decks; intra family transfers; between joint tenants, or tenants in common; to or from any governmental division; quit claim decks; intra family transfers; between joint tenants, or lower code 558A because one of the above exemptions apply. A Property is exempt because one or more of the above exemptions apply. Property is exempt because one or more of the above exemptions apply. 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 mylour knowledge as of the date signed. Seller authorizes Agent to provide a	Property Owner (Seller – please p	rint per title):	Estate of Jero	ome Henri Damerval	nder man den Britanne och film i sen er sen er state sta
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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: 1. Basement/Foundation: Has there been known water or other problems? Yes No Unknown If yes, please explain: 2. Roof: Any known problems? Yes No Unknown Type Unknown Describe: 3. Well and pump: Any known problems? Yes No Unknown Type of well (depth/diameter), age and date of repairs Unknown If yes, date of last report/results: 4. Septic tanks/drain fields: Any known problems? Yes No Unknown Information of tank Unknown Age Unknown Date tank last inspected Unknown 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 9. Electrical system(s): Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs 9. Electrical system(s): Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs 9. Electrical system(s): Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs 9. Electrical system(s): Any known problems? Yes No Any known repairs/replacement? Yes No Date of repairs	. /		emptions apply. (If	exempt -STOP HERE – sk	ip to signature line)
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	Serial#: 064600-400174-4291050	AND THE COURSE OF THE COURSE O	AVAIVE REACTED	dotloop verified	Form

10. Pest Infestation: (wood-destroying known problems? Yes _No _Un Infestation/Structural Damage? Yes	known 🗌 Date of treatment		
11. Asbestos: Is asbestos present in any	form in the property? Yes No	Unknown If yes, exp	olain:
12. Radon: Any known tests for the pro-	esence of radon gas? Yes No 1	f yes, who tested?	ting regular If
Test results? Date of not, Check here	of last report Seller A	Agrees to release any tes	amg resure. II
13. Lead Based Paint: Known to be pro- Yes No Unknown If yes, v			
14. Any known encroachments, easemed areas co-owned with others), zoning authority over the property? Yes	matters, nonconforming uses, or a land	Homeowners Association	on which has any
15. Features of the property known to be and driveways whose use or mainter Unknown	e shared in common with adjoining	landowners, such as wa fect on the property? Y	alls, fences, roads
16. Structural Damage: Any known st 17. Physical Problems: Any known se 18. Is the property located in a flood	ttling, flooding, drainage or grading	problems? Yes 🔲 No	Unknown [
19. Do you know the zoning classifica	tion of this property? Yes 🗌 No	Unknown What	is the zoning?
20. Covenants: Is the property subject state where a true, current copy of the c	ovenants can be obtained:		en e
21. Has there been "major" structura You <u>MUST</u> explain any "Yes" r			
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Seller has owned the property since solely on the information known or reasona structural/mechanical/appliance systems of disclose the changes to Buyer. In no event Broker's affiliated licensees (brokers and sastatement.	ibly available to the Seller(s). If any chouse this property from the date of this form shall the parties hold Broker liable for an	anges occur in the to the date of closing, Sel ny representations not dire	ler will immediately ctly made by Broker o
Seller acknowledges requirement tha	t Buyer be provided with the "Iov	va Radon Home-Buye	rs and Sellers Fact
Sheet", prepared by the Iowa Depart	tment of Public Health.	dotloop verified	11.151.303.6
Seller MAN XOMPLE	Seller_ Janev U. Coppock	FLIH-GMP8-ZRNJ-GWBA	4/13 20 25
Buyer hereby acknowledges receipt of a substitute for any inspection the buyer(s)) may wish to obtain.		
Buyer acknowledges receipt of the "I Department of Public Health.	Iowa Radon Home-Buyers and Se	llers Fact Sheet" prep	ared by the Iowa
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Serialii: 064600-400174-4291050 Prepared by:Cassle O'Rourke Grimm Company Real Estate	cassle@grimmrealestate.com		Form Simplicity