



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address: Rachel & Ty Campbell

3331 Ohio Road, Promise City, IA 52583

Purpose of Disclosure: Completion of Section I 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 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 exemption 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 deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply.

If claiming an exemption, sign here and stop.

_____	_____	_____	_____
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 purchaser 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.

Seller Initials RC TC **Buyer Initials** _____

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

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

- Basement/Foundation:** Has there been known water or other problems?..... Yes No Unknown
If yes, please explain: Previous owner put in wall anchors & fixed cracks. No issues since.
- Roof:** Any known problems? ... Yes No Unknown
Roof Type Shingles
Date of repairs/replacement (if any) 3 yrs
Describe: _____

- 53 3. **Well and Pump:** Any known problems?..... Yes No Unknown
- 54 Type of well (depth/diameter), age and date of repair: _____
- 55 Has the water been tested?..... Yes No Unknown
- 56 If yes, date of last report/results: _____
- 57
- 58 4. **Septic Tanks/Drain Fields:** Any known problems? Yes No Unknown
- 59 Location of tank South of house Age 3 yrs Unknown
- 60 Has the system been pumped and inspected within the last 2 years? Yes No Unknown
- 61 Date of inspection Oct '23 Date tank last cleaned/pumped Same N/A Unknown
- 62 installed
- 63 5. **Sewer:** Any known problems? Yes No Unknown
- 64 Any known repairs/replacement?..... Yes No Unknown
- 65 Date of repairs N/A
- 66
- 67 6. **Heating System(s):** Any known problems? Yes No Unknown
- 68 Any known repairs/replacement? Yes No Unknown
- 69 Date of repairs Inspected Dec '25
- 70
- 71 7. **Central Cooling System(s):** Any known problems?..... Yes No Unknown
- 72 Any known repairs/replacement?..... Yes No Unknown
- 73 Date of repairs Inspected Dec '25
- 74
- 75 8. **Plumbing System(s):** Any known problems?..... Yes No Unknown
- 76 Any known repairs/replacement? Yes No Unknown
- 77 Date of repairs N/A
- 78
- 79 9. **Electrical System(s):** Any known problems?..... Yes No Unknown
- 80 Any known repairs/replacement? Yes No Unknown
- 81 Date of repairs N/A
- 82
- 83 10. **Pest Infestation:** (wood-destroying insects, bath, snakes, rodents, destructive/troublesome animals, etc.)
- 84 Any known problems?..... Yes No Unknown
- 85 Date of treatment N/A
- 86 Previous Infestation/Structural Damage?..... Yes No Unknown
- 87 Date of repairs N/A
- 88
- 89 11. **Asbestos:** Is asbestos present in any form in the property? Yes No Unknown
- 90 If yes, explain: N/A
- 91
- 92 12. **Radon:** Any known tests for the presence of radon gas? Yes No Unknown
- 93 If yes, test results? _____ pCi/L Date of last report Oct '23 when purchased
- 94
- 95 13. **Lead Based Paint:** Known to be present in the property Yes No Unknown
- 96 Has the property been tested for the presence of lead-based paint? Yes No Unknown
- 97 **Provide lead-based paint disclosure.**
- 98
- 99 14. Are there currently, or have there ever been, any lead water service lines present? Yes No Unknown
- 100 If yes, please provide more information. _____
- 101 _____

- 102 15. Any known encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas
 103 co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority
 104 over the property? Yes No Unknown
 105
 106 16. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and
 107 driveways whose use or maintenance responsibility way have an effect on the property?..... Yes No Unknown
 108
 109 17. **Structural Damage:** Any known structural damage?..... *Previous owners installed anchors*
 110 *a fixed cracks - No issues since* Yes No Unknown
 111
 112 18. **Physical Problems:** Any known settling, flooding, drainage or grading problems?..... Yes No Unknown
 113
 114 19. Is the property located in a flood plain? Yes No Unknown
 115 If yes, flood plain designation: _____
 116
 117 20. Do you know the zoning classification of this property? Yes No Unknown
 118 If Yes, what is the zoning? _____
 119
 120 21. **Covenants:** Is the property subject to restrictive covenants? Yes No Unknown
 121 If yes, attach a copy OR state where a true, current copy of the covenants can be obtained: On file at County Recorder's
 122 office or: _____ *N/A*
 123 **You MUST explain any "Yes" responses above (Attach additional sheets if necessary):** _____
 124 _____ *N/A*

125 **Seller Initials** RSC TC **Buyer Initials** _____

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

128 **Notice.** Items marked "included" are intended to remain with the property after sale. However, included items may be
 129 negotiable between **Buyer and Seller**, and requested items should be in writing as either **included or excluded** in any
 130 **Offer to Buy/Purchase Agreement.** The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	Working?				Working?			
	Included	Yes	No	N/A	Included	Yes	No	N/A
134 Range/Oven	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
135 Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
136 Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Heater/Liner/Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
137 Hood/Fan Disposal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
138 TV Receiving Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke Alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
139 Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Carbon Monoxide Detector	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
140 Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
141 Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
142 Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
143 Central Vacuum	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Heating System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
144 Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
145 Attic Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
146 Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace/Chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
147 Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
148 Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Furnace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
149 Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
150 Water Softener/Conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
151 LP Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locks and Keys	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
152 LP Keys & Locks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
153 Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
154 Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storage Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
155 Garage Door Opener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Underground "Pet Fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
156 Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
157 Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	# of remotes	# of collars		

158 Exceptions/Explanations for "NO" responses above: _____
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164 ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.
165 Warranties may be available for purchase from independent warranty companies.

166 Seller Initials RJC TC Buyer Initials _____
167 _____
168 _____

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170 **III. Additional Non-Mandatory Requested Items:** Are you as the Seller aware of any of the following:
171

172 1. Any significant structural modification or alteration to property?.....Yes No Unknown

173 Please explain: _____

174 2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the
175 property from fire, wind, hail, flood(s) or other conditions?..... Yes No Unknown

176 If yes, has the damage been repaired/replaced?.....Yes No

177 3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's
178 association of which you have knowledge?.....Yes No Unknown

179 4. **Mold:** Does property contain toxic mold that adversely affects the property or occupants?Yes No Unknown

180 5. **Private Burial Grounds:** Does property contain any private burial ground?Yes No Unknown

181 6. Neighborhood or Stigmatizing conditions or problems affecting this property?Yes No Unknown

182 7. **Energy Efficiency Testing:** Has the property been tested for energy efficiency?.....Yes No Unknown

183 If yes, what were the test results? _____

184 8. **Attic Insulation:** Type Blown in Unknown Amount _____ Unknown

185 9. Are you aware of any area environmental concerns?.....Yes No Unknown

186 If yes, please explain: _____
187 _____

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

189 11. Where survey of property may be found: Court House

190 12. **Wind Farms:** Is the subject property encumbered by certain Wind Energy rights?.....Yes No

191 If yes, rights by: Lease , Easement , Other Define Other: _____

192 Wind Farm Company, Owner: _____

193 13. **Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.)

194 (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary)

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If the answer to any item is yes, please explain. Attach additional sheets, if necessary: _____

IV. Radon Fact Sheet & Form Acknowledgement

Seller acknowledges that Buyer be provided the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller *[Signature]* Seller *[Signature]* Date 3/26/26

Seller has owned the property since Oct 23 (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 wade by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges Seller has retained a copy of this statement.

Buyer hereby acknowledges receipt of "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health, and 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 _____ Buyer _____ Date _____