



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address: Christie Scase and Sandra Steinbach

2374 149th Lane, Carlisle, IA 50047

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; 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.

Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply. If so, you may stop here.

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 cjs Sjs

Buyer initials

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

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 Prior to shingle replacement - repairs were done 2016 (AP)
Unknown ☐ Date of repairs/replacement June 2023 Unknown ☐
Describe: roof replaced following hail damage - See Certification of high impact shingle installation.

3. Well and pump: Any known problems? Yes ☐ No ☐ Unknown ☐ Type of well (depth/diameter), age and date of repair: N/A - property connected to Has the water been tested? Yes ☐ No ☐ Unknown ☐
If yes, date of last report/results: Warren County Water Dist. rural water.

4. Septic tanks/drain fields: Any known problems? Yes ☐ No ☒ Unknown ☐ Location of tank off NE corner of house.
Unknown ☐ Age 22y Unknown ☐ See Time of Transfer Inspection Report for diagram of Location.
Has the system been inspected within 2 years or pumped/cleaned within 3 years? Yes
Yes ☒ No ☐ UNK ☐ Date of inspection Sept. 7, 2023 UNK ☐ Date tank last cleaned/pumped 9-7-23 UNK ☐

5. **Sewer:** Any known problems? Yes ☐ No ☐ Any known repairs/replacement? Yes ☐ No ☐
Date of repairs N/A - water furnace Geothermal
6. **Heating system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☒ No ☐
Date of repairs Routine maintenance annually by City Wide Heating & Cooling.
7. **Central Cooling system(s):** Any known problems? Yes ☒ No ☐ Any known repairs/replacement? Yes ☐ No ☐
Date of repairs Same as heating.
8. **Plumbing system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☒ No ☐
Date of repairs faucet repairs as needed.
9. **Electrical system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☒ No ☐
Date of repairs minor repairs completed & whole house surge protector installed following lightning strike June 30 2023.
10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)
Any known problems? Yes ☐ No ☒ Unknown ☐ Date of treatment _____
Previous Infestation/Structural Damage? Yes ☐ No ☒ Date of repairs _____
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, test results? 20.3 pCi/l after mitigation in May 2018.
Date of last report recheck in process March 2024.
Seller Agrees to release any testing results. If not, Check here ☐
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? _____
- Has the lead disclosure form and pamphlet been provided? Yes ☐ No ☐
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 ☐ Common portion of driveway subject to road maintenance agreement.
16. **Structural Damage:** Any known structural damage? Yes ☒ No ☐ Unknown ☐ See Addendum
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? A-1 Agricultural use
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 County Recorder's office or: _____

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

Addendum attached.

Seller initials

ep Sys

Buyer initials

☐ ☐

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

Notice: Items marked "included" are intended to remain 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 Unknown
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 type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Pool Heater, Wall		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Well & Pump		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV receiving - <i>attic antenna</i>							Smoke Alarm	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Equipment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Septic Tank &			<input type="checkbox"/>	<input type="checkbox"/>
Sump Pump	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Drain field		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			City Water System <i>/rural system</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			City Sewer System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Plumbing System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Central Heating System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Water Heater		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Windows		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Fireplace/Chimney <i>x2</i>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Wood Burning System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Furnace Humidifier	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan	<input checked="" type="checkbox"/> <i>x3</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener/							Locks and Keys	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LP Tanks <i>*</i>	<input checked="" type="checkbox"/> <i>see below</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keys & Locks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Storage Shed -	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<i>40x32 detached garage/workshop.</i>				
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Underground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
"Pet fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Garage door opener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							

of collars _____
of remotes 2

Exceptions/Explanations for "NO" responses above:

** LP tank leased from Warren County Oil. Remaining propane subject to proration at time of sale.*

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.
Warranties may be available for purchase from independent warranty companies.

Seller initials ep SJS Buyer initials

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

- Any significant structural modification or alteration to property? Yes ☐ No ☒ Unknown ☐ Please explain: _____
- 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 ☐ *See Addendum.*

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 ☒ Unknown ☐
4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes ☐ No ☒ Unknown ☐
5. Private burial grounds: Does property contain any private burial ground? Yes ☐ No ☒ Unknown ☐
6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes ☐ No ☒ Unknown ☐
7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes ☐ No ☒ Unknown ☐
If yes, what were the test results? _____
8. Attic Insulation: Type Blown in cellulose Unknown ☐ Amount _____ Unknown ☒
9. Are you aware of any area environmental concerns? Yes ☐ No ☐ Unknown ☐ If yes, please explain: _____
10. Are you related to the listing agent? Yes ☐ No ☒ If yes, how? _____
11. Where survey of property may be found: Oak Tree Acres - plat map

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

See Addendum re: storm damage & repairs.

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) (Attach additional sheets, if necessary)

Seller has owned the property since home was constructed in 2002. 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.**

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 Christie Lane Seller Sandra J. Steinbach

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 _____

2374 149th Lane, Carlisle – Seller Disclosure Addendum

Home was damaged by two storm events in 2023.

- 1) Hail storm on April 4, 2023, caused damage to roof, gutters, and garage door.
 - a. Shingles were replaced in June of 2023, by Bakeris Roofing, Runnels Installed Owens Corning TruDefinition Duration Flex, Class 4 UL rated high impact shingles qualifying for greater than 20% reduction of State Farm homeowner insurance premium.
 - b. Gutters and downspouts were replaced in September of 2023 by National Gutter Systems, Carlisle.
 - c. Garage door was replaced in October of 2023.
- 2) Lightning strike on June 30, 2023, caused minor electrical and structural damage and appliance failures.
 - a. House and detached garage wiring and electrical systems were fully inspected as soon as possible after the strike and no significant damage was found. Evidence of arcing was found on a few light fixtures and outlets and these were replaced. We also had a whole house surge protector installed near the electric meter.
 - b. The concussion from the strike cracked a piece of drywall in the upstairs SW bedroom and buckled front porch ceiling soffit. The damaged drywall was repaired and the bedroom was repainted. The porch soffit and light fixtures were replaced.
 - c. Damaged appliances, including the garage door opener, washer, and dryer were replaced.

Sellers: *cp* *Sjs*

2374 149th Lane, Carlisle – Repairs & Maintenance

2002 - Home built - Fleishman Construction, Carlisle – General Contractor

Aug. 2007 - Water Furnace geothermal installed – City Wide Heating & Cooling

May 2018 – Radon mitigation system installed – Radon Systems of Iowa

June 2018 – Kitchen counter replacement – Countertops by Willett, Des Moines

Aug. 2020 – Whole house humidifier installed - City Wide Heating & Cooling

May 2023 – majority of interior painted – Harmony Painting, Des Moines

June 2023 – new roof - Owens Corning Flex (class 4) high impact shingles
(qualified for >20% homeowners' insurance discount)– Bakeris Roofing, Runnells

July 2023 – Garage door opener – Adams Door Company, Des Moines
& All smoke detectors replaced

Aug. 2023 – Exterior painted – Harmony Painting, Des Moines

Sept. 2023 – Gutters & downspouts replaced – National Gutter Systems, Carlisle

Oct. 2023 – New garage door – Adams Door Company, Des Moines

Age of Appliances:

Refrigerator 2023

Washer & Dryer 2024

Microwave 2021

Wall ovens 2017

Dishwasher 2017

sellers: cp Sjs



Roofing Installation Information and Certification for Reduction in Residential Insurance Premiums

Notice to Homeowner. Completion of this certificate may entitle you to a reduction in your residential insurance premium. This certification form is solely for the purpose of enabling residential property owners to apply for a reduction in their residential insurance premium and it is not to be construed as any type of express or implied warranty by the manufacturer, supplier, installer, State Farm Fire and Casualty Company or State Farm Lloyds. Premium reductions are not available for roofs (other than qualifying metal roofs) that have been overlaid onto existing roofs.

Note: To receive a premium reduction for qualifying metal products, you must accept an exclusion of certain damages to metal roof products outlined in an endorsement that will be a part of your policy. You have a choice whether to request the premium reduction and accept the exclusion of damages to metal roofs. Submission of this form to State Farm is one part of your request and your acceptance of the exclusion of damages. See your agent for details.

Name of Roofing Company: Bakeris Roofing
Street Address: 10391 NE University Ave
City: Runnells State: Iowa ZIP Code: 50237
Phone: 515-967-8199 License Number, if any: _____

Address of Residence (Installer/Inspector must complete the following information before signing form)

Name of Owner: Christie Sease & Sandra Steinbach Home Phone: 515-989-0964
Address: 2374 149th Lane Cell Office Phone: 515-238-2201
City: Carlisle State: Iowa ZIP Code: 50047
Policy Number: 15-BD-X793-7

I, Bryce Kiester, an authorized representative of
Print Name
Bakeris Roofing
Print Name of Company

roofing company, do hereby certify that I have inspected or installed, in accordance with the manufacturer's specifications on the above described residence, a roof shingle, tile, panel, sheet, etc. appearing on the State Farm® Qualifying Roofing Products Listing as of the date of installation. It is listed as complying with Underwriters' Laboratory Standard 2218, Impact Standard for Impact Resistance of Prepared Roof Covering Materials, or as complying with Factory Mutual Standard 4473, Specification Test Standards for Impact Resistant Testing of Rigid Roofing Materials by Impacting with Freezer Ice Balls. The impact resistant roof covering was installed over the entire roofing surface, including the main areas of the roof and the hips and ridges (including the ridge vent systems). The physical properties of the product used in hip and ridge applications must be of like kind and quality to that of the installed approved product. The roof covering has not been overlaid onto existing roofing material (other than qualifying metal roofs), and is free of defects or damage, including hail damage.

Manufacturer's Name: Owens Corning
Brand Name: TruDefinition Duration Flex
Year Manufactured: 2023 Product Color: Teak
Date of Installation: June 13th 2023

UL 2218 / FM4473
Classification:
Class 3 ☐
Class 4 ☒

After January 1, 1999 for UL Standard 2218 approved products, and after July 1, 2005 for FM Standard 4473 approved products, each individual shingle, tile, shake, panel, sheet, etc. must be labeled with the following information. In signing on the line below, the contractor agrees that the roof covering product packaging indicates either the UL classification under UL Standard 2218 or the FM classification under FM Standard 4473, the manufacturer's name, the date of manufacture, and the brand name, and that a label from the packaging has been supplied to the owner of the residence. The contractor also agrees that each individual shingle, tile, shake, panel, sheet, etc. of roof covering is separately labeled with either the UL Standard 2218 classification, or the FM Standard 4473 classification, and with the manufacturer's name, the date of manufacture, and brand name.

[Signature]
Original Signature of Roofing Company's Authorized Representative

6-20-23
Date

Any intentional misrepresentation relating to the completion or presentation of this form constitutes fraud.
One copy to be retained by Homeowner Second copy to Insurance Company