

(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.

Robert P. Kemp 9-11-24 + Joanna M. Hise 9-11-2024
Seller Date Seller Date

Purchaser Date Purchaser Date

Jim Davis 9/9/24
Agent Date Agent Date

SELLER'S PROPERTY DISCLOSURE STATEMENT

This disclosure statement refers to the property located at:

ADDRESS 2179 Hwy 63

CITY Ottumwa

STATE Iowa

ZIP 52501

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. If not, when did seller last occupy property?	<input type="checkbox"/>	<input type="checkbox"/>	<u>12/26/2023</u>
3. Is any part of the property leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Does anyone claim an easement on or a right to use all or some of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Does property rest on a landfill?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the property in a designated flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the property in a designated fire danger zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is the property in a designated earthquake danger zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Are you aware of any settling/earth movement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>see below</u>
10. Are you aware of any encroachments, boundary line disputes, or unrecorded easements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. How old is the structure?	<input type="checkbox"/>	<u>24 yrs</u>	<input type="checkbox"/>
12. Are you aware of any problems, past or present, with roof, gutters, or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>new roof 2024</u>
13. Are you aware of any past or present damage caused by infiltrating pests, termites, dry rot, or other wood-boring insects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Is your property currently under warranty by a licensed pest control company?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Are you aware of any past or present movement or other structural problems with floors, walls, or foundations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>slight settling of den wing +/- 10 yrs ago</u>
16. Has there been fire, wind, or flood damage that required repair?	<input checked="" type="checkbox"/>	<u>roof-replaced</u>	<input type="checkbox"/>
17. Has there ever been water leakage or dampness within basement or crawl space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

<input type="checkbox"/> Burglar Alarms	<input checked="" type="checkbox"/> Smoke Detectors	<input checked="" type="checkbox"/> Fire Alarms	<input checked="" type="checkbox"/> Central Air
<input checked="" type="checkbox"/> Central Heating	<input type="checkbox"/> Window A/C Unit	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Trash Compactor
<input checked="" type="checkbox"/> Garbage Disposal	<input checked="" type="checkbox"/> Oven	<input checked="" type="checkbox"/> Microwave	<input checked="" type="checkbox"/> TV Antenna
<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Intercom System	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Washer/Dryer Hookups
<input checked="" type="checkbox"/> Hot Tub/Jacuzzi	<input type="checkbox"/> Washer	<input type="checkbox"/> Dryer	<input checked="" type="checkbox"/> Refrigerator
<input type="checkbox"/> Pool Barrier	<input type="checkbox"/> Safety Cover for Hot Tub		

Geothermal A/C heat - new 2023

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 *Robert P. Thomas* DATE *9-11-24*
SELLER ☒ *Joanna M. Kaiser* DATE *9-18-2024*

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 _____ DATE _____

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.

Sellers Land Disclosure Iowa Land Company

Date: 9/11/24

Address or Location: 2179 Hwy 63 Ottumwa Iowa

Zoning _____ *Does zoning currently allow for the intended use?* Yes No

What will be the basis of this sale? taxable acres Gross acres _____ Net acres _____

Are buildings present on this property? Yes ✓ No _____

Is there an Association that requires Dues? Yes _____ No ✓

Water Availability

- ✓ Rural
____ Well
____ Combination
____ None

What Type of Sewage Disposal Systems are present at this location?

- ____ City Sewer
✓ Septic
____ None

If septic is circled, is the system in compliance with county regulations?

Yes _____ No _____ *If No, Why Not* Will have inspected

Name of Electric Company that provides service to this location:

SE Iowa Coop - Bloomfield

What type of fuel is available at this location

- ____ LP Gas
____ Natural Gas
____ Other
✓ None

Are there any Easements or other encumbrances on file for the location?

Yes _____ No ✓

If yes, provide a brief description of such.

Will a property survey be required? Yes _____ No ✓

If Yes, who is responsible for the cost?

____ Seller _____ Buyer

Will it be necessary to build a driveway to access the property?

Yes _____ No ✓

MLS Listing Required Information

Buyer/Broker Comp % -

Required MLS Information For Listing With Home:

Year Built: 1998

Foundation Size:

Common Wall: Y ☒ N

Fireplaces: 1

Manufactured Home: Y ☒ N

Bedrooms: 4

Bath: 4 1/2

Stories:

- ☐ 1 Story
- ☐ 1.5 Stories
- ☐ 2 Stories

AA - Accessible: Y ☒ N (Yes if added handicap features, example: wheelchair ramp, stair chair lift etc.)

Air Conditioning:

- ☒ Central
- ☐ Window
- ☐ Wall
- ☒ Geothermal
- ☐ Ductless Mini-Split
- ☐ Whole House Fan
- ☐ None

Exterior:

- ☐ Wood
- ☐ Shakes
- ☐ Metal
- ☐ Vinyl
- ☐ Stucco

✓ Brick

- ☒ Brick/Stone
☐ Log

Heating:

- ☐ Forced Air
☐ Baseboard
☐ Hot Water
☐ Space Heater
☐ Heat Pump
☐ Radiant
☒ Geothermal
☒ Fireplace
☐ Wood Stove

Basement:

- ☐ Walkout
☐ Full
☐ Partial
☐ Crawspace
☐ Finished
☐ Partial Finished
☐ Slab
☒ Unfinished

Fuel Features

- ☐ Natural Gas
☐ Oil
☐ Electric
☐ Solar
☐ Propane
☐ Wood
☐ Pellet
☐ Other