



# SELLER DISCLOSURE OF PROPERTY CONDITION

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



**Property Owner(s) & Address:** Charles F. & Elizabeth E. Saxton

2365 James Avenue NW, North Liberty, IA 52317

**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

 

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: see attachments

**2. Roof:** Any known problems? Yes ☒ No ☐ Unknown ☐ Type asphalt shingles  
Unknown ☐ Date of repairs/replacement \_\_\_\_\_ Unknown ☐  
Describe: see attachments

**3. Well and pump:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type of well (depth/diameter), age and date of repair: 09/20/2018 Has the water been tested? Yes ☒ No ☐ Unknown ☐  
If yes, date of last report/results: see attachments

**4. Septic tanks/drain fields:** Any known problems? Yes ☐ no ☒ Unknown ☐ Location of tank see attachments  
Unknown ☐ Age 34 Unknown ☐  
Has the system been inspected within 2 years or pumped/cleaned within 3 years?  
Yes ☒ No ☐ UNK ☐ Date of inspection \_\_\_\_\_ UNK ☐ Date tank last cleaned/pumped Oct 24 UNK ☐

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 \_\_\_\_\_
9. **Electrical system(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 ☐ 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: \_\_\_\_\_  
see attachments
12. **Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☒ If yes, test results? \_\_\_\_\_  
Date of last report \_\_\_\_\_  
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 ☐
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? R5
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):** \_\_\_\_\_

see attachments

Seller initials



Buyer initials



**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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Well & Pump		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV receiving							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 &				
Sump Pump	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Drain field		<input 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		<input 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 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"/>			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"/>			Fireplace/Chimney		<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Sauna/Hot tub	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Underground							Boat Dock	<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"/>			Boat Hoist	<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"/>	# of collars						
Garage door opener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# of remotes	2					

Dishwasher is in working condition, but the latch no longer works and parts are unavailable. A clamp is used to hold the door closed tightly.

Seller initials   Buyer initials  

1. Any significant structural modification or alteration to property? Yes ☒ No ☐ Unknown ☐ Please explain: 1997 Addition includes family room & basement, attached garage, utility room, remodel of master BR & ensuite
2. 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 ☐



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 fiberglass bats on attic floor Unknown ☐ Amount 2 layers of 6" bats 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: Madison Farm Second Addition Johnson County IA book 19 page 32

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) (Attach additional sheets, if necessary)

Construction of the 1997 addition and remodeling are not considered "repairs"

Seller has owned the property since 1979. 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 Charles F. Saxton  
dotloop verified  
03/19/25 8:52 AM CDT  
L2W7-0KC9-9HR7-MCFR

Seller Elizabeth E. Saxton  
dotloop verified  
03/19/25 8:41 AM CDT  
UIIW-8KDG-2ZRG-12XW

**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 \_\_\_\_\_



Supplemental Information  
Prepared 17, March 2025 by Charles Saxton, Elizabeth Saxton (Owners)

Seller Disclosure of Property Condition

Property Description:

Lot 1 Madison Farm Second Addition to Johnson County Iowa

Address 2365 James Ave. NW North Liberty, Iowa 52317

Introduction:

This disclosure pertains to the primary dwelling structure, and supporting private utilities on-site. This information does not address conditions regarding the several farmstead outbuildings that exist on the property.

To our knowledge the house was built in 1898. The building was extensively renovated in the 1940s to include electrical service, septic system, and central heat. A detached two-car garage was also added.

Our occupancy has extended from 1979 to present. During our occupancy the building has been continuously maintained and upgraded. A family room addition and attached garage were completed in 1997 resulting in the existing building footprint.

Additional Response to Disclosure Form Line Items

I.1 Basement / Foundation

The north half of the original building has only a crawlspace below. The south half does have a basement with stone and brick foundation walls, and a concrete floor.

When we took possession in 1979 the basement was wet. In wet weather, water did seep in from below via joints in the floor, and through the foundation stones. Mitigation efforts were taken as follows:

- foundation walls were cleaned, parged with fiberglass-reinforced plaster, and coated with the white waterproofing material which remains to the present.
- Slotted drain tile was trenched in below the floor parallel to the south wall, leading to a new underfloor sump pit, and including a float-controlled electric sump pump.
- An electric dehumidifier was operated in high-humidity seasons.
- Dirt was re-graded along the north side of the building to provide more positive drainage away from the house.

These steps were beneficial, but did not entirely eliminate water issues. Upon construction of the family room addition (1997) to the south side of the building, more extensive measures were constructed as follows:

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- All four (4) sides of the new addition foundation were dug down about two (2) feet deeper than the floor of the old basement.
- A foundation drainage system was constructed below the new addition floor, leading to a second drainage sump pit with float-controlled electric sump pump.
- The concrete foundation walls were coated with hydrocide waterproofing mastic before back filling with sand capped with clay.

These measures provided much relief, but thanks to the geothermal system contractor, holes were drilled through at the south west corner of the new basement. Waterproofing of these penetrations was not very effective, resulting in wet-weather leakage again.

Subsequent to discovery of that new problem, the following mitigation actions were taken:

- The geothermal loop lines were excavated on the outside of the foundation, and the area surrounding the wall penetrations was treated with bentonite pellets before back filling.
- A three (3) brick-tall masonry curb was built around the entire indoor perimeter of the new addition basement. This curb raises the metal stud framing, insulation batts, and rough cedar wall boards up off the floor.
- All carpeting was removed, and the concrete floor left exposed.
- A float-operated alarm bell was installed to indicate if high water level occurs in the sump pit.
- A new and larger dehumidifier was provided for the new basement.

Despite these many tries, some seepage does persist in wet weather. It has occasionally been necessary to use a shop vacuum to clean up puddles near the bottom of the stairwell, and along the west wall.

## I.2 Roof

The asphalt-shingle roofs are old by insurance standards. The main house roof, and the family room addition roof, and the detached garage (known as The Lodge) roof were all replaced with new in 2011 using UL standard 2218 Class 3 shingles.

The shingled roof above the attached garage is original 1997 material. This older roof does have some wind damage. This has been patched temporarily several years ago with good result, but a tear-off and new shingle project is due soon.

## I.3 Well and Pump

We were told that the well is 303 feet deep, meaning that it draws water from the Silurian limestone aquifer that is common in the area. The diameter and extent of the steel casing pipe is unknown. The original brick underground well pit was removed in 2018 and replaced with a modern pit-less adapter as part of the Johnson County private well-head rehabilitation program.

The pump and drop pipe were pulled at that time, found to be OK, and put back into service.



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Brown's Well service of Shueyville Iowa is currently the well service contractor most familiar with this property.

As part of the well-head rehabilitation, the well was disinfected and water sample submitted to the state hygienic laboratory for testing. The sample result was "safe" at that time.

In January 2022, this water supply system was enrolled in the Iowa Bio monitoring Program. Well samples were submitted to the state hygienic lab for testing to detect heavy metals contamination. All test results were reported as below standards set by the Safe Drinking Water Act.

#### I.4 Septic Tank / drain fields

The complete septic tank / drain field system was replaced with new in 1990.

The 1,250 gallon two-compartment septic tank has a concrete access cover buried about 18-inches below ground, located 6 feet north X 17 feet west of the northwest corner of the detached garage identified as "the Lodge".

A second tie to this access point is recorded as 44 feet diagonally northwesterly from the southwest corner of said Lodge building. A copy of the location sketch, and a photo of the access cover are included with this attachment.

The drain field consists of three (3) parallel 100 foot long trenches embedding 10-inch diameter gravel-less plastic leader pipes, and extending due east from the distribution box. There are visible swales in the ground above each of these trenches, and greener lawn in dry weather clearly indicates where they run.

The distribution box is buried on a line extending north parallel to the West wall of the Lodge building, and situated approximately 20 feet north of the north-west corner of the Lodge building. This distribution box has not been exposed for many years, and we report this to the best of our memory.

The septic tank was last pumped in October of 2024, and has been regularly pumped every 3 years prior to that. Jim's Septic Service of Solon, Iowa is the servicing contractor who is most familiar with this property.

The old septic tank location was about 90 feet south of the southeast corner of the family room addition. This tank was pumped out, and abandoned in place in 1990 when the new septic system was completed. The sewer lines to and from the old septic tank are now in use to carry discharge water from the basement foundation drainage system. Foundation drainage water ultimately is discharged to an ancient farm tile that runs from the farmstead yard, southerly across the CIPCO Swan Lake Substation site. That tile was disrupted by excavation and grading activity for the substation. CIPCO's contractor re-established the foundation drainage outlet by connecting to new ADS plastic tile which runs diagonally south-westerly to a daylight outlet in the ditch outside the chain-link fence at the north-west corner of the substation site. A copy of the CIPCO site plan as-built drawing is included with this attachment. As a downstream property owner, CIPCO is obligated to protect and maintain existing tile drainage for an upstream property. CIPCO did so with no objection.



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## I.6 Heating System (s)

### Geothermal System:

The house is served by Geo-thermal heat-pumps located in the basement and in the attic. The closed-loop underground heat exchange piping lies in a trench running diagonally south-westerly from the southwest corner of the family room addition, across the driveway, and out along the south side of the small grain bin. The exact bounds of the ground loop trench is unknown, but there is a noticeable ground swale above the trench.

The attic unit serves the second floor and is original equipment installed in 1997. This unit is known to have a slow refrigerant leak, and requires periodic service to add refrigerant. The most recent service call was in September 2024. The attic unit has been reliable. However, considering the known refrigerant leak, and equipment age, it should be replaced soon.

The heat pump in the basement serves the basement and first floor. This unit was entirely replaced in 2011, and is currently in service with no known problems.

The power for the geothermal heat pumps is separately metered by Linn County REC, and such power is billed at substantially lower cost per kilowatt hour during the heating season.

E & J Geothermal Inc. of Solon, Iowa is the successor company to the original installation firm, and is the most knowledgeable about the entire geothermal system on this property.

### Wood-burning Stove:

The wood stove located in the family room serves as a back-up heating source, and allows this property to qualify as an all-electric interruptible customer by Linn County REC.

When the wind is from the east, and when the stove fire is not very hot, the chimney does occasionally back-draft smoke into the house. The chimney outlet has been raised as high above the roof as is practicable, and that helped, but the problem is not entirely solved. If the stove is needed under back-draft conditions, we prop open the front door, which allows the east wind to pressurize the interior, and we leave that door cracked open until a hot fire has been established. This process has been successful for us.

## I.7 Central Cooling System

Both cooling and heating are provided by the geothermal heat pump systems discussed above. The same comments as are given in item I.6 above apply to both heating and cooling modes.

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#### I.10 Pest Infestation

This property is potentially visited by nearly every insect and animal that is found in Johnson County Iowa. A comprehensive list of destructive / troublesome species is beyond our ability, but per experience of 45 years living here, these are the common ones:

Stray dogs and cats abandoned in the country, coyotes, raccoons, possums, skunks, deer, rabbits, squirrels, mice, bats, vultures, eagles, crows, geese, ground hogs, ground squirrels, snakes, moles, wasps, bees, Japanese beetles, ants, ticks, spiders, gnats, mosquito. It seems pointless to continue. The property requires vigilance, and effective pest control action when some species becomes bothersome. We faithfully maintain rodent bait stations in the house, and also find that ultrasonic rodent deterrent devices seem to be effective. Have-a heart traps, and a pellet rifle are occasionally needed.

#### I.11 Asbestos

The only asbestos-containing materials known on this property were transite roofing shingles that once covered the original house, and the detached garage. These were entirely removed by a competent asbestos abatement contractor in 2011 prior to installation of the new asphalt shingle roofs.

#### I.14 Known encroachments / easements

See section I.4 for description of ancient field tile serving this property, which extends onto the adjacent CIPCO Swan Lake Substation site. There is no easement agreement per se, but Iowa Drainage laws do provide for drainage rights of land owners whose properties are served in common by existing drainage improvements.

There are also fence agreements which are required by Johnson County for subdividing any rural property which is adjacent to farmed acres. There is no livestock farm activity surrounding this property, and there have been no demands for fences in the 40 years of our experience.

#### II.1 Appliances/Systems/Services (with regard to windows)

All of the original windows in the house have been replaced over the years.

The three (3) south-facing windows in the family room are of the wood-framed / metal clad type. These windows do have varying degrees of moisture damage at the wooden bottom frame member. The windows open via the hand-crank mechanism, but once opened, it does require a push from the outside to allow the manual latches to engage and pull the window shut tight. A similar condition exists at the downstairs bathroom, and the utility/laundry room windows.