

SELLER'S PROPERTY DISCLOSURE STATEMENT

This disclosure statement refers to the property located at:

ADDRESS 121 N. Weller St.

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

3-30-2024
5/27/24 (Mother - Jane Draper resided in home)
Seller never resided in home.

- 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?
- 20. Is drinking water source public or private? public
- 21. Is sewer system public or private? public
- 22. Are you aware of any past or present leaks, backups, etc. relating to water and/or sewer? yes
- 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? don't know
- 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? \$ 0 / N/A
- 30. Is there an initiation fee?
- 31. Are special assessments approved by the association?
- 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)

#12 - Visible rust - holes and sagging / Gutters need to be replaced.

#15 Basement wall (along driveway) behind panel slide shows crumbly sand material

#17 Visible water damage on basement floor - we do not know source or how long this may have been going on. We have contacted Plumbing Company to have floor drain checked in laundry room.

The following checked items are currently on the property and will be included in the sale.

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

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 Mark A Japer DATE 6/4/2024
SELLER Sue A Japer DATE 6/4/2024

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 or 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.

(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.

Mark B. Hays 6/4/2024 Sub-Dumper 6/4/2024
Seller Date Seller Date

Purchaser Date Purchaser Date

Jim Ray June 4, 2024
Agent Date Agent Date