

**AMES MULTIPLE LISTING SERVICE, INC.  
SELLER DISCLOSURE OF PROPERTY CONDITION**

Property Address 3207 Jewel Circle New Construction  Yes  No

Purpose of this statement: Completion of this form shall satisfy the requirements of Chapter 558A of the Iowa Code which mandates the seller's disclosure of the condition of and information about the property the seller is about to sell. This statement shall not be a warranty of any kind by the seller or seller's agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain.

Instructions: (1) Complete this form yourself and fill in all blanks. (2) Report known conditions affecting the property (3) Additional pages or reports may be attached. (4) If some items do not apply to your property, write NA (not applicable). (5) All approximations must be identified as approximations (AP). If you do not know the facts, write UNKNOWN.

Appliances/Systems/Services: Check all items that are included with the sale of your property; if some items do not apply, write "NA" not applicable.

Item	Item Stays	Working? (Circle One)			Item	Item Stays	Working? (Circle One)				
Electronic Air Filter	<input type="checkbox"/>	YES	NO	UNK	NA	Lawn Sprinkler System	<input type="checkbox"/>	YES	NO	UNK	NA
Range	<input checked="" type="checkbox"/>	YES	NO	UNK	NA	Microwave	<input checked="" type="checkbox"/>	YES	NO	UNK	NA
Dishwasher	<input checked="" type="checkbox"/>	YES	NO	UNK	NA	Trash Compactor	<input type="checkbox"/>	YES	NO	UNK	NA
Refrigerator	<input type="checkbox"/>	YES	NO	UNK	NA	Ceiling Fan	<input type="checkbox"/>	YES	NO	UNK	NA
LP Tank	<input type="checkbox"/>	YES	NO	UNK	NA	Sauna/Hot Tub	<input type="checkbox"/>	YES	NO	UNK	NA
TV, Antenna, Remote, Controls	<input type="checkbox"/>	YES	NO	UNK	NA	Pool Heater, Wall Liner & Equipment	<input type="checkbox"/>	YES	NO	UNK	NA
Hood Fan	<input type="checkbox"/>	YES	NO	UNK	NA	Sump Pump	<input checked="" type="checkbox"/>	YES	NO	UNK	NA
Alarm System	<input type="checkbox"/>	YES	NO	UNK	NA	Water Heater	<input checked="" type="checkbox"/>	YES	NO	UNK	NA
Intercom	<input type="checkbox"/>	YES	NO	UNK	NA	Well & Pump	<input type="checkbox"/>	YES	NO	UNK	NA
Smoke Alarm	<input checked="" type="checkbox"/>	YES	NO	UNK	NA	Septic Tank/Drain Field	<input type="checkbox"/>	YES	NO	UNK	NA
Central Vacuum	<input type="checkbox"/>	YES	NO	UNK	NA	Garbage Disposal	<input checked="" type="checkbox"/>	YES	NO	UNK	NA
City Sewer System	<input checked="" type="checkbox"/>	YES	NO	UNK	NA	City Water System	<input checked="" type="checkbox"/>	YES	NO	UNK	NA
Central Air Conditioner	<input checked="" type="checkbox"/>	YES	NO	UNK	NA	Window Air Conditioner	<input type="checkbox"/>	YES	NO	UNK	NA
Attic Fan	<input type="checkbox"/>	YES	NO	UNK	NA	Garage Door Openers	<input checked="" type="checkbox"/>	YES	NO	UNK	NA
Keys for all locks	<input checked="" type="checkbox"/>	YES	NO	UNK	NA	Furnace Humidifier	<input checked="" type="checkbox"/>	YES	NO	UNK	NA
Fireplace/Chimney	<input type="checkbox"/>	YES	NO	UNK	NA	Wood Burning System	<input type="checkbox"/>	YES	NO	UNK	NA
Water Soft/Conditioner	<input type="checkbox"/>	YES	NO	UNK	NA	Propane Tank Rent or Own	<input type="checkbox"/>		R		O
	<input type="checkbox"/>	YES	NO	UNK	NA		<input type="checkbox"/>	YES	NO	UNK	NA

- 1) Please explain "NO" responses or any problems with "Working" appliances and systems: \_\_\_\_\_
- 2) List fixtures, window treatments, appliances, etc excluded from sale: refrigerator, washer/dryer negotiable upstairs shelves, basement shelves

**ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.**

- BASEMENT/FOUNDATION:** Has there been known water or other problems? YES   NO UNK
- ROOF:** Has there been evidence of any leaks? YES  NO  UNK  
Type: asphalt shingle Age of Roof: 3 YEARS Date of Repairs: \_\_\_\_\_
- Are you aware of any class action suits or insurance claims regarding any building materials of the subject property? YES   NO UNK
- WELL & PUMP:** Has the water been tested? YES  NO  UNK  NA  
Type of well (depth/diameter), age and date of repairs, report results: \_\_\_\_\_  
Location of Well: \_\_\_\_\_
- SEPTIC TANK/DRAIN FIELDS:** Are there any known problems? YES  NO  UNK  NA  
Location of tank: \_\_\_\_\_ Age: \_\_\_\_\_ Date last cleaned: \_\_\_\_\_
- SEWER:** Are there any known problems? YES   NO UNK  
If yes, please explain: \_\_\_\_\_ Date of any repairs: \_\_\_\_\_
- HEATING SYSTEM(s):** Are there any known problems? YES   NO UNK  
If yes, please explain: \_\_\_\_\_ Age: 2003 Date of any repairs: \_\_\_\_\_
- CENTRAL COOLING SYSTEMS(s):** Are there any known problems? YES   NO UNK  
If yes, please explain: \_\_\_\_\_ Age: 1995 Date of any repairs: \_\_\_\_\_
- PLUMBING SYSTEM(s):** Are there any known problems? YES   NO UNK  
If yes, please explain: \_\_\_\_\_ Date of any repairs: \_\_\_\_\_

Seller's Initials DK CH 10/01 Buyer's Initials HRK



10. ELECTRIC SYSTEMS(s): Are there any known problems: YES NO UNK  
 If yes, please explain: \_\_\_\_\_ Date of any repairs: \_\_\_\_\_
11. PEST INFESTATION, if any: (termite, ants, roaches, etc.) YES NO UNK  
 If yes please explain: \_\_\_\_\_ Date of treatment: \_\_\_\_\_
12. Any known major or structure damage from pest infestation, fire, wind, floods, etc? YES NO UNK
13. Are you aware of any environmental concerns? YES NO UNK
14. Is the property located in a flood plain? (If yes, Flood plain designation \_\_\_\_\_) YES NO UNK
15. What is the zoning for this property? residential Any non-conforming uses? YES NO UNK
16. ASBESTOS: Is asbestos present in any form in the property? YES NO UNK  
 If yes, please explain: \_\_\_\_\_
17. RADON: Any known test for the presence of radon gas: (If yes, date/results) \_\_\_\_\_ YES NO UNK
18. ENERGY EFFICIENT TESTING: Has the property been tested for energy efficiency? YES NO UNK  
 If yes, results: \_\_\_\_\_
19. ATTIC INSULATION: Type & Amount: \_\_\_\_\_
20. INSULATION DISCLOSURE: Do you know the R-values of the insulation: YES NO UNK  
 Ceiling R-value: \_\_\_\_\_ Type: \_\_\_\_\_; Foundation R-value: \_\_\_\_\_ Type \_\_\_\_\_; Wall R-value \_\_\_\_\_ Type \_\_\_\_\_
21. Are there any underground tanks located on this property?(Location: \_\_\_\_\_) YES NO UNK
22. Is the prop. located in a Real Estate Improvement District? (Amt. of any spec. assess. \_\_\_\_\_) YES NO UNK
23. Are there any known private burial sites on the property? YES NO UNK. If so, identify information \_\_\_\_\_

Other Items:

- Are there features of the property shares in common with adjoining landowners, such as walls, fences, roads and driveways whose use or responsibility for maintenance may have an effect on the property? YES NO UNK
- Are there any encroachments, easements, common areas (pools, tennis courts, walkways, or other areas co-owned with others) zoning violations, nonconforming uses or Homeowners Association, which has authority over the property? YES NO UNK
- Physical problems such as settling, flooding, drainage or grading problems? YES NO UNK

IF the answer to any of these is yes, please explain: \_\_\_\_\_

The seller has owned the property since 2000. The residence was built in 1968 as per the assessor's office. The Seller has indicated above the history and condition of all the items based solely on the information known to the Seller as of the date signed. If any changes occur in the structural/mechanical/appliance systems of this property from the date of his from to the date of closing. Seller will immediately disclose changes to Buyer. In no event shall the parties hold the Broker liable for any representations made by the Seller in this disclosure.

SELLER Craig Hughes Date 3/27/04 BUYER \_\_\_\_\_ Date \_\_\_\_\_

SELLER Andrea Hughes Date 3/27/04 BUYER Heather R. Kruger Date 4-4-04

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARD.**

Lead Based Paint Warning: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978, is notified that such property may represent exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in your children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**SELLER's DISCLOSURE (Initial)**

- attach (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_  
 Seller has no knowledge of lead-based paint and or lead-based paint hazards in the housing/
- attach (b) Records and reports available to the seller (check one below):  
 Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents): \_\_\_\_\_  
 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**PURCHASER's ACKNOWLEDGEMENT:** HRK 4-4-04

- (c) Purchaser has received copies of all information listed above.
- HRK (d) Purchaser has received the pamphlet *Protect Your family from Lead in Your Home.*
- (e) Purchaser has (check one below):  
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or  
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**AGENT's ACKNOWLEDGEMENT:** (Initial) RHR Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

The following parties have reviewed and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

SELLER Andrea Hughes Date 3/27/04\* BUYER \_\_\_\_\_ Date \_\_\_\_\_

SELLER Craig Hughes Date 3/27/04 BUYER Heather R. Kruger Date 4-4-04

AGENT RHR Date 3/27/04 AGENT Rushon Prince Date 4-4-04