



# SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address:

Greg Seiver 1129 S. Paxton St. Sioux City, IA

**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.

Property is exempt because one or more of the above exemptions apply.

If Exempt- **STOP HERE and SKIP TO LAST PAGE, SIGN AND 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 GS Buyer initials \_\_\_\_\_

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

- Basement/Foundation:** Has there been known water or other problems? Yes  No  Unknown  If yes, please explain: gutters: Drain spout fell off & on full - clean & screwed together - no problems since chimney cap was old rain came in - put new one on - no problems - concrete sealer was also applied
- Roof:** Any known problems? Yes  No  Unknown  Type \_\_\_\_\_  
Unknown  Date of repairs/replacement \_\_\_\_\_ Unknown   
Describe: \_\_\_\_\_
- Well and pump:** Any known problems? Yes  No  Unknown  Type of well (depth/diameter), age and date of repair: \_\_\_\_\_ Has the water been tested? Yes  No  Unknown   
If yes, date of last report/results: \_\_\_\_\_
- Septic tanks/drain fields:** Any known problems? Yes  No  Unknown  Location of tank \_\_\_\_\_  
Unknown  Age \_\_\_\_\_ 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 \_\_\_\_\_ 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: \_\_\_\_\_
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? Residential
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): \_\_\_\_\_



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? 6/26/09 - see attached
8. Attic Insulation: Type ceiling R19 side walls R2 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: ?

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) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Seller has owned the property since 06/09 (date). 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 [Signature] Seller \_\_\_\_\_ Date 6/14/10

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 \_\_\_\_\_ Date \_\_\_\_\_

Include with Seller Disclosure Form



# HOME CHECK® SAVINGS CONSULTATION

Customer name GREG W SIELER Date 6-26-08  
 Site address 1125 S PAXTON ST  
 City SIoux CITY State IA ZIP 50206  
 MidAmerican Energy account number 4955040034

Dwelling: SF  MF  Own  Rent

**HEATING SYSTEM** Fuel type:  Natural gas  Electric  
 System type N/G FORCED AIR # units 1  
 Year installed 1981 Est. AFUE 60 Brand G.E. BTUH 108,000  
 Model # BLM108F93LB1 Current maintenance schedule FILTER - EVERY 6 MO.

**COOLING SYSTEM**  Central [# units 1]  Room [# units    ]  
 System type C/A  
 Year installed 1981 Est. SEER/EER 8 Brand G.E. BTUH 24,000  
 Model # BTB924A100A1 Current maintenance schedule YEARLY

**WATER HEATING SYSTEM** Fuel type:  Natural gas  Electric  Other  
 System type N/G # units 1 Size 50  
 Year installed 2004 Brand U.S. CRAFTMASTER  
 Model # E1F50RD05V Current maintenance schedule NONE

**COST ANALYSIS**  
 Annual heating \$ 720.<sup>00</sup> Annual cooling \$ 95.<sup>00</sup> Annual water heating \$ 144.<sup>00</sup>

**INSULATION SAVINGS ANALYSIS**

Area	Existing R-Value	Proposed R-Value	Est. Annual Savings	Sq. Ft.	Est. Installed Cost	Simple Payback in Years
<i>ceiling</i> - Attic	<u>R19</u>	<u>R-38</u>	<u>17.10</u>	<u>432</u>	<u>233.28</u>	<u>13.6</u>
Sidewall*	<u>R2</u>	<u>R-11/13</u>	<u>276.28</u>	<u>918</u>	<u>504.90</u>	<u>1.8</u>
Band joist	<u>R11</u>	<u>R-19</u>				
Crawl space	<u>—</u>	<u>R-19</u>				
Basement walls	<u>R2</u>	<u>R-11</u>	<u>213.84</u>	<u>900</u>	<u>900.<sup>00</sup></u>	<u>4.2</u>
Duct work	<u>—</u>					

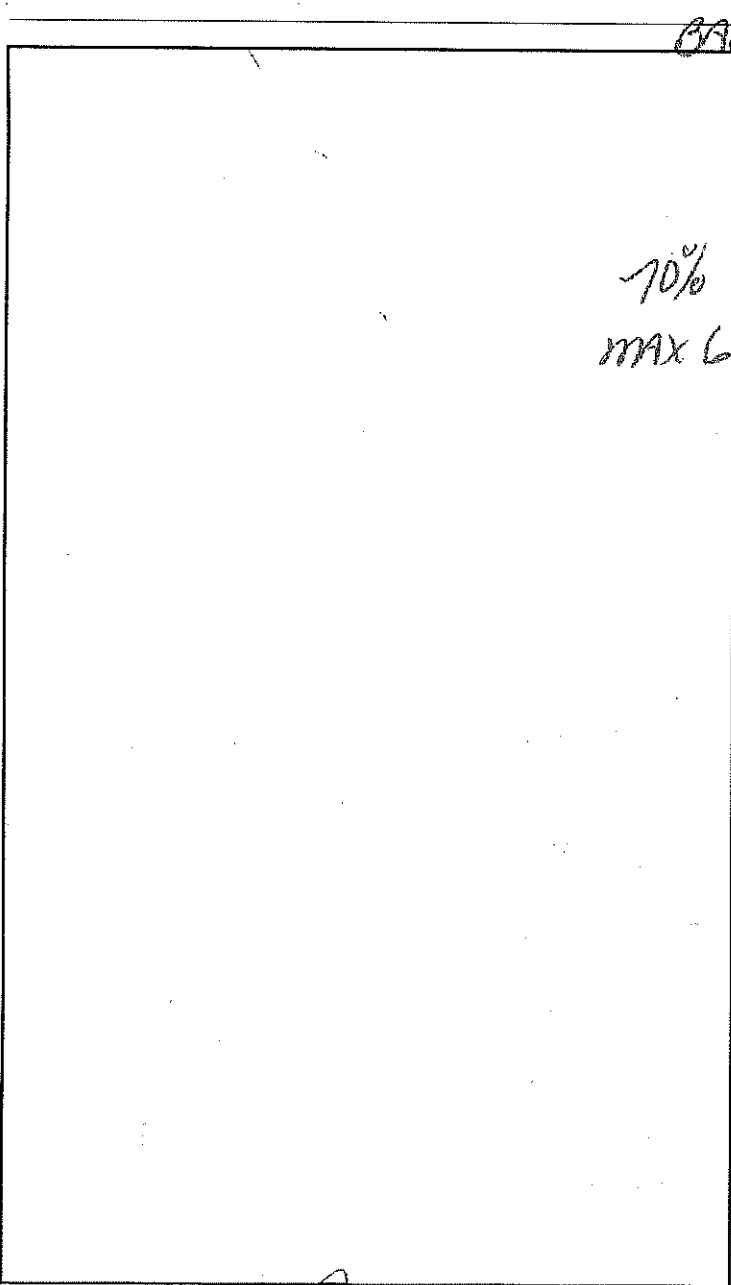
**COMMENTS:** FLUSH OUT 1-2 GALS. OF WATER OUT OF THE H.W.H. EVERY 6 MONTHS TO HELP WITH EFF. & LONGEVITY OF THE TANK. INSTALL DOOR SWEEP ON DOOR TO BASEMENT FROM OUTSIDE. WEATHERSTRIP BOTH DOORS. CONSIDER PLASTIC WINDOW KITS. CONSIDER INSULATED SHADES. CONSIDER  
 \*Foam board insulation does not qualify for sidewall rebate. INSTALLING INSULATION IN FIREPLACE WHEN



# HOMECHECK® FOUNDATION/CRAWL SPACE WORK ORDER

IOWA

Customer name GREG W SEIER Date 6-26-08  
 Site address 1129 S PAXTON ST  
 City SIOUX CITY State IA Zip 51105  
 Phone number 4955040034  
 Recommendations BASEMENT MURPHY INSULATION  
899-4283



BASEMENT  
 Total sq. ft. 900 x \$ 1.00 per sq. ft. = \$ 900.00  
 Total sq. ft. \_\_\_\_\_ x \$ \_\_\_\_\_ per sq. ft. = \$ \_\_\_\_\_  
 Total sq. ft. \_\_\_\_\_ x \$ \_\_\_\_\_ per sq. ft. = \$ \_\_\_\_\_  
 Other costs (explain) \_\_\_\_\_ \$ \_\_\_\_\_  
**TOTAL ESTIMATED PROJECT COST** \$ 900.00

**SPECIFICATIONS**  
 Upon completion of work, the site is to be left broom-clean (or its equivalent) with all trash and extra materials removed.

**FLOOR ABOVE CRAWL SPACE INSULATION**  
**Material:** R-19 (6") fiberglass batt insulation, 1" X 2" lumber material  
**Installation:** Fiberglass batt insulation to be installed between floor joists, flush with the bottom of the floor joists, permanently secured and covering the entire area. Additional 1" X 2" supports to be mounted to the bottom of the floor joists and running perpendicular to the floor joists across the crawl space. Additional 1" X 2" supports to be placed every 4'.

**CRAWL SPACE WALL INSULATION**  
 R-10 (2") high-density/moisture resistant extruded polystyrene. Insulation material to be permanently secured to the inside of the exterior crawl space and covering the entire wall area.

**DUCT SEALING**  
 Mastic and or Underwriters Laboratory (UL) 181 approved tapes, such as metal-backed tape, to seal ducts

**BASEMENT WALL**  
**Material:** Fiberglass roll white polypropylene scrim kraft facing R-11, 3 1/2" thick, roll 48" wide or equivalent. White vinyl tape to tape seams.  
**Installation:** Insulation to be fastened securely to the rim joist and hung down basement wall to basement floor and cut off. To be repeated around entire exterior perimeter. All seams and joints are to be sealed with white vinyl tape. Insulation to be installed behind all plumbing and water lines.

My signature below indicates that I have read the Disclaimer information on the reverse side. I authorize MidAmerican Energy to release information to an insulation contractor.

Customer signature [Signature] Date 6/26-08  
 Auditor signature [Signature] Date 6-26-08



# HomeCHECK® ENERGY-SAVING MEASURES INSTALLED

IOWA

Customer name GREG W SEIER

Phone # 712-574-4648

4955040034

MidAmerican Energy account number \_\_\_\_\_

## WATER HEATING EFFICIENCY MEASURES

Measure	Installed	QTY	Existing	Comments
Water heater insulation blanket*	yes <input type="radio"/> no <input checked="" type="radio"/>		yes <input type="radio"/> no <input checked="" type="radio"/>	ODN'T NEED
Pipe insulation	<input checked="" type="radio"/> yes <input type="radio"/> no	3'	yes <input type="radio"/> no <input checked="" type="radio"/>	
Low-flow showerhead	<input checked="" type="radio"/> yes <input type="radio"/> no	1	yes <input type="radio"/> no <input checked="" type="radio"/>	
Faucet aerator (kitchen)	<input checked="" type="radio"/> yes <input type="radio"/> no	1	yes <input type="radio"/> no <input checked="" type="radio"/>	
Faucet aerator	<input checked="" type="radio"/> yes <input type="radio"/> no	1	yes <input type="radio"/> no <input checked="" type="radio"/>	
Waterbed mattress pad	yes <input type="radio"/> no <input checked="" type="radio"/>		yes <input type="radio"/> no <input checked="" type="radio"/>	Size = King Queen Full Single

## ENERGY-EFFICIENT LIGHTING

Lamp Type	Wattage	Average annual hours/lamp
Compact fluorescent installed <input checked="" type="checkbox"/> #1 <input checked="" type="checkbox"/> #2 <input checked="" type="checkbox"/> #3 <input checked="" type="checkbox"/> #4 <input checked="" type="checkbox"/> #5 <input checked="" type="checkbox"/> #6	(19 or <input checked="" type="radio"/> 20)	1500

## CLOCK THERMOSTAT

Measure	Installed 1	Comments
Programmable clock thermostat	yes <input type="radio"/> no <input checked="" type="radio"/>	
Existing yes <input type="radio"/> no <input checked="" type="radio"/>	Installed 2 yes <input type="radio"/> no <input checked="" type="radio"/>	

## DISCLAIMER

MidAmerican Energy and other participating utility, if any, do not guarantee that the installation of energy-saving measures will result in reduced usage or demand or in cost savings.

For optimal performance and safety, many manufacturers recommend that natural gas furnaces be maintained by a qualified technician on an annual basis. **The HomeCheck audit does not include this level of inspection.** Please consult your owner's manual and contact a qualified technician, when necessary.

\*Manufacturers of water heaters may limit or void their warranties if an insulation blanket is installed around the water heater tank. Please indicate with your signature and date on the lines below that you would like to have the insulation blanket installed.

*Yes, I would like to have an insulation blanket installed around my water heater tank.*

Customer signature

Date

*I am the owner of this home and authorize the installation of the measures above marked "YES."*

Customer signature

Date

Auditor's signature

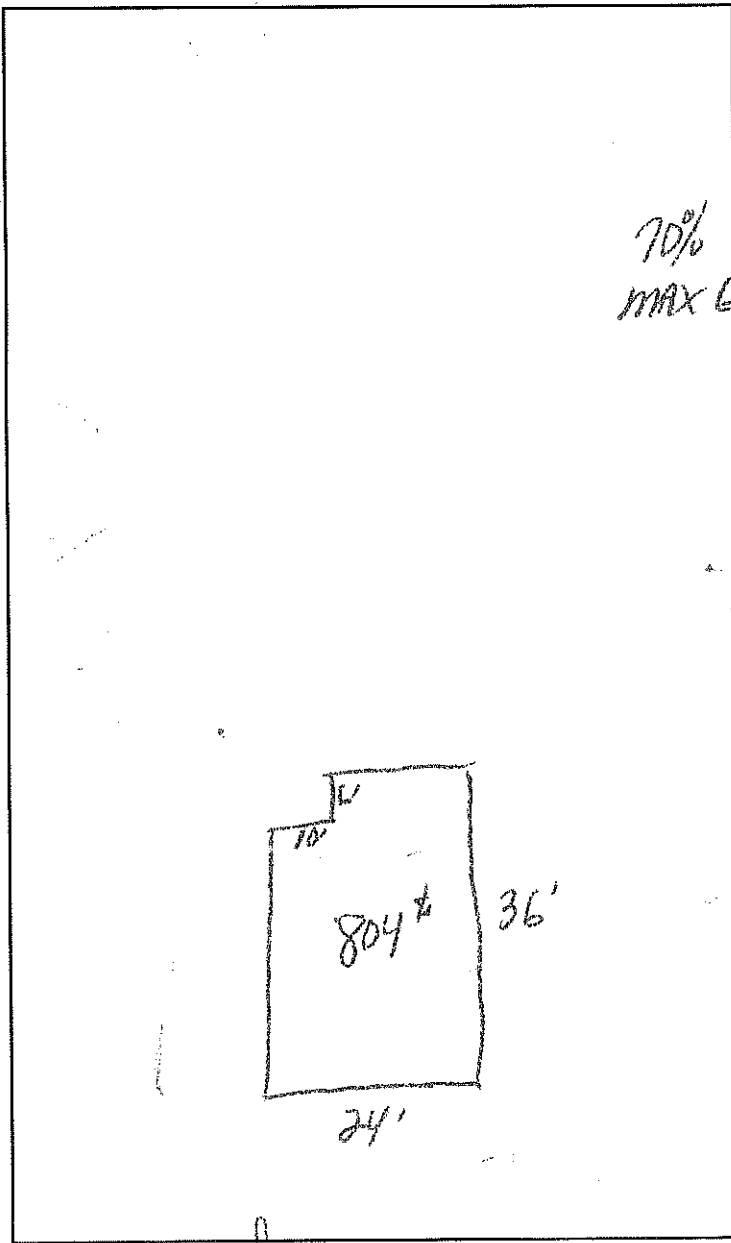
Date



# HOMECHECK® WALLS/ATTIC/BAND JOIST

IOWA

Customer name GREG W SEIER Date 6-26-08  
 Site address 1129 S FAXTON ST  
 City SIOUX CITY State IA ZIP 52106  
 Phone number 4955040034 MURPHY INSULATION  
 Recommendations 899-4283  
Attic - R38, SIDEWALLS - R11



Attic  
 Total sq. ft. 432 x \$ .54 per sq. ft. = \$ 233.28  
 SIDE WALLS  
 Total sq. ft. 918 x \$ .55 per sq. ft. = \$ 504.90  
 Total sq. ft. \_\_\_\_\_ x \$ \_\_\_\_\_ per sq. ft. = \$ \_\_\_\_\_  
 Other costs (explain) \_\_\_\_\_ \$ \_\_\_\_\_  
**TOTAL ESTIMATED PROJECT COST \$ 738.18**

70°  
MAX 600.00 Rebate

- SPECIFICATIONS**  
 Upon completion of work, the site is to be left broom-clean (or its equivalent) with all trash and extra materials removed.
- ATTIC INSULATION**  
**Material:** Cellulose loose fill, or fiberglass loose fill, or fiberglass batt unfaced  
**Installation:** R-38 insulation to be installed consistently and evenly throughout the attic up to the eaves. Insulation material is not to extend beyond the eaves. Damping material will be installed by the contractor (if necessary) to prevent insulation from restricting attic ventilation from soffit vents, and to keep insulation from heat sources such as flues, lighting, etc. **Radiant barriers are not eligible for rebates.**
- SIDE WALL INSULATION**  
**Material:** Cellulose (blown) or fiberglass (blown) insulation  
**Installation:** R-11/13 insulation to be installed consistently and evenly throughout the wall cavity. Insulation to be blown through a minimum of two holes per stud cavity and sufficiently packed to prevent significant settling. Holes then will be permanently filled/sealed. **Foam board insulation does not qualify for rebate.**
- BAND JOIST**  
 R-19 unfaced fiberglass batt insulation should be installed (between the top of the foundation wall and the floor above) around the entire perimeter of the house. The insulation should be cut to fit tightly and secured in place.
- DUCT SEALING**  
 Mastic and/or UL 181 approved tapes such as metal backed tape to seal ducts

My signature below indicates that I have read the Disclaimer information on the reverse side. I authorize MidAmerican Energy to release information to an insulation contractor.

*Greg Seier* Date 6/26/08  
 Customer signature  
*Gary Walker* Date 6-26-08  
 Auditor signature