

RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

This is an approved uniform DMAAR Form



1 **PROPERTY ADDRESS** 510 S Jefferson Way, Indianola IS 50125

2
3 **PROPERTY OWNER** Jeff Blosser for One Home Trust

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5 **PURPOSE OF STATEMENT**

6 Completion of this form shall satisfy the requirements of Chapter 558A of the Iowa Code which mandates the Seller
7 disclosure of the condition of, and information about, the property the Seller is about to sell unless the property is exempt.
8 This statement shall not be a warranty of any kind by the Seller or Listing Agent and shall not be intended as a substitute
9 for any inspection or warranty the Buyer may wish to obtain.

10
11 **EXEMPT PROPERTIES**

12 **Seller is exempt from completing this form on the basis that:**

- 13 The property contains no dwelling units or more than 4 dwelling units.
- 14 This transfer is between joint tenants or tenants in common.
- 15 This transfer is to a spouse or a lineal descendent of Seller.
- 16 This transfer is by a power of attorney.
- 17 This transfer is between spouses as a result of a dissolution of marriage.
- 18 This transfer is made pursuant to a court order.
- 19 Seller is a lender selling a foreclosed property.
- 20 This transfer is to or from a governmental body.
- 21 This transfer is by quit claim deed.

22
23 **If Seller is an Estate, Conservatorship, or Trust, check the appropriate box below:**

24 Was or will the fiduciary be an occupant in possession of the property at any time within the 12 consecutive months
25 immediately preceding the date of sale of the property?

- 26 Yes. Seller to complete disclosure form
- 27 No. Seller is exempt from completing disclosure form.

28
29 Seller certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the exemptions
30 above. If so: sign and stop here.

		<i>Home One Trust</i>	dotloop verified 10/01/25 12:35 PM CDT 64CN-9ZCO-QNY8-NGT2
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date

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38 **SELLER INSTRUCTIONS**

39 Unless EXEMPT as noted above, Seller must complete this entire RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT
40 and respond to ALL questions, OR attach reports allowed by Iowa Code section 558A.4(2).
41 Seller must disclose all known conditions materially affecting this property and provide information in good faith, making a
42 reasonable effort to ascertain the required information.

- 43 • If the required information is known, indicate by checking the box (YES)
- 44 • If there have been no identified or reported issues, indicate by checking the box (NO)
- 45 • If the required information is unknown, indicate by checking the box (UNK)
- 46 • If an item does not apply to this property, indicate that it is not applicable (N/A)
- 47 • If the required information is unavailable following a reasonable effort, use an approximation of the information and
48 identify your response as approximation (AP)
- 49 • Keep a copy of this statement with your other important papers
- 50 • Additional pages may be attached as needed

BUYER INITIALS

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EVERY QUESTION MUST BE ANSWERED AS DIRECTED ON FORM - CHECK ONLY ONE RESPONSE IN EACH STATEMENT

- 53
- 54
- 55 1. Basement/Foundation: Any known water or other problems?..... YES NO UNK N/A
- 56 2. Roof: Any known problems?..... YES NO UNK N/A
- 57 Any known repairs?..... YES NO UNK N/A
- 58 If yes, date of repairs/replacement: ___/___/___ AP
- 59 3. Well and Pump: (If not applicable, check the box and skip to Question #4) N/A
- 60 Any known problems?..... YES NO UNK N/A
- 61 Any known repairs?..... YES NO UNK N/A
- 62 If yes, date of repairs/replacement: ___/___/___ AP
- 63 Any known water tests?..... YES NO UNK N/A
- 64 If yes, date of last report: ___/___/___ AP
- 65 and results: _____
- 66 4. Septic Tanks/Drain Fields: (If not applicable, check box and skip to Question #5) N/A
- 67 Any known problems?..... YES NO UNK N/A
- 68 If yes, explain: _____
- 69 Has the system been inspected by an Iowa DNR certified inspector within 2 years? YES NO UNK N/A
- 70 Date of Inspection: ___/___/___ AP
- 71 Has the system been pumped/cleaned within the last 3 years?..... YES NO UNK N/A
- 72 Date tank last cleaned: ___/___/___ AP
- 73 (Note: If inspected within 2 years of closing date, system may not need inspection,
- 74 and if pumped within 3 years, system may not need pumping/cleaning)
- 75 General location of system: _____
- 76 Age of system: _____ AP UNK
- 77 5. Sewer System: Any known problems?..... YES NO UNK N/A
- 78 Any known repairs? Cast Iron pipe replaced with PVC in crawl space running up to 2nd floor..... YES NO UNK N/A
- 79 If yes, date of repairs/replacement: 12 / 15 / 2023 AP
- 80 6. Heating System(s): Any known problems?..... YES NO UNK N/A
- 81 Any known repairs?..... YES NO UNK N/A
- 82 If yes, date of repairs/replacement: ___/___/___ AP
- 83 7. Central Cooling System(s): Any known problems?..... YES NO UNK N/A
- 84 Any known repairs?..... YES NO UNK N/A
- 85 If yes, date of repairs/replacement: ___/___/___ AP
- 86 8. Plumbing System(s): Any known problems?..... YES NO UNK N/A
- 87 Any known repairs?..... YES NO UNK N/A
- 88 If yes, date of repairs/replacement: ___/___/___ AP
- 89 9. Electrical System(s): Any known problems?..... YES NO UNK N/A
- 90 Any known repairs?..... YES NO UNK N/A
- 91 If yes, date of repairs/replacement: ___/___/___ AP
- 92 10. Pest Infestation (termites, carpenter ants, bats, etc.): Any known problems?..... YES NO UNK N/A
- 93 If yes, date(s) of treatment: ___/___/___ AP
- 94 Any known structural damage?..... YES NO UNK N/A
- 95 If yes, date(s) of repairs/replacement: ___/___/___ AP
- 96 11. Asbestos: Any known to be present in the structure?..... YES NO UNK N/A
- 97 If yes, explain: _____
- 98 12. Radon: Any known tests for the presence of radon gas?..... YES NO UNK N/A
- 99 If yes, date of last report: ___/___/___ AP and results: See Notes
- 100 13. Lead-Based Paint: Any known to be present in the structure?..... YES NO UNK N/A
- 101 14. Flood Plain: Do you know if the property is located in a flood plain?..... YES NO UNK N/A
- 102 If yes, what is the flood plain designation? _____
- 103 15. Zoning: Do you know the zoning classification of the property?..... YES NO UNK N/A
- 104 If yes, what is the zoning classification? _____
- 105
- 106
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- 108 16. Covenants: Is the property subject to restrictive covenants?..... YES NO UNK N/A
- 109 If yes, a true, current copy of the covenants can be obtained:
- 110 Attached to this Property Disclosure
- 111 At the _____ county recorder's office
- 112 Other: _____
- 113 17. Easements or Encroachments: Any known easements or encroachments?..... YES NO UNK N/A
- 114 18. Shared or Co-Owned Features: Any features of the property known to be shared
- 115 in common with adjoining landowners, such as walls, fences, roads, and driveways
- 116 whose use or maintenance responsibility may have an effect on the property?..... YES NO UNK N/A
- 117 Any known "common areas" such as pools, tennis courts, walkways, or other
- 118 areas co-owned with others, or a Homeowner's Association which has any
- 119 authority over the property?..... YES NO UNK N/A
- 120 19. Physical Problems: Any known settling, flooding, drainage or grading problems?..... YES NO UNK N/A
- 121 20. Private Burial Grounds: Does property contain any private burial grounds?..... YES NO UNK N/A
- 122 21. Structural Damage: Any known structural damage or modification?..... YES NO UNK N/A
- 123 If yes, what is the damage or modification? _____
- 124 22. Has there been a property/casualty loss resulting in an insurance claim? YES NO UNK N/A
- 125 If yes, indicate date(s) _____ Loss type(s) _____
- 126 Loss amount(s) \$ _____ Correction(s) _____
- 127 _____
- 128 23. Are you related to Listing Agent? YES NO UNK N/A

You MUST explain any "YES" response(s) above. Use additional sheets as necessary:

- 131 - Radon - 3.2 pCi/L. EPA recommends that readings of 4.0 pCi/L
- 132 - Sewer pipe running from 2nd floor was plugged and leaking in Dec 2023. Cast Iron replaced with PVC. Cast Iron in the basement space, not
- 133 in the crawl space was replaced at time of purchase in Nov 2023.
- 134 Mice reported by previous owner, treated May 2023. No issues since purchase

SELLER(S) DISCLOSURE

Seller discloses the information regarding this property based on information known or reasonably available.

The Seller has owned the property since 12/11/2023. The Seller certifies that as of the date signed this information is true and accurate to the best of my/our knowledge. If any changes occur between the date Seller completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller shall immediately disclose such changes to Buyer in writing, unless the statement is not required to be amended per 558A.3(2).

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.

149 _____ 9.29.25 _____

150 Seller Date Seller Date

BUYER ACKNOWLEDGMENT

Buyer acknowledges receipt of a copy of this Residential Property Seller Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection Buyer 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.

160 _____

161 Buyer Date Buyer Date