

# Exclusive Listing!

## Property Details

3,638 Total Square Feet

3,094 sq ft on Main Floor

544 sq ft in Basement

.71 Acres

3 Bedrooms

5 Bathrooms

Large, Gourmet Kitchen

3 Car, Oversized Garage

Mostly Finished Basement

Large Patio and Driveway

High-End Finishes

Close to Schools

*123 E Main Street  
Treyvor, IA 51575*



## *Opportunity is knocking*

Prepare to be dazzled by the dreamy gourmet kitchen with high-end touches in this expansive 3 bedroom, 5 bathroom ranch with over 3,600 square feet. There is also space for a 4th non-conforming bedroom in the basement. Built-in sound systems and open-concept make it perfect for entertaining. Store all of your vehicles in the over-sized 3 car garage and large, flat driveway. Enjoy sunsets on the landscaped .71 acres.

*What a beautiful home!*



**Mike Morse**  
**BROKER, OWNER**

Licensed in Iowa & Nebraska

Direct: 402-677-6356

Mike@Morse-RE.com

www.Morse-RE.com



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17580 Lochland Ridge, Council Bluffs, IA 51503

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Check out the 3-D Walkthrough: <http://bit.ly/123EMainTour>

**General Information:**

- 3,094 Sq. Ft. Main Floor
- 375 Sq. Ft. Basement Finished
- 544 Sq. Ft. Basement Total
- 3,469 Sq. Ft. Total Finish
- 3,638 Sq. Ft. Total
- 3 Bedrooms (4th non-conforming bedroom down)
- 5 Bath Areas
- Large Gourmet Kitchen
- 2 Family Rooms
- Office Area
- Formal Living Room
- Main Floor Laundry
- Large 3 Car Detached Garage
- Lot Size .71 Acre
- Taxes \$5,534
- City Water/Sewer
- 2 High Efficiency GFH furnaces
- 2 Central Air Units

**Kitchen:**

- Chef's Dream Kitchen (22.5 X 24.5)
- ½ Bath with granite vanity top
- Custom oak cabinets with extra built-ins:
  - 2 Pull-out spice racks
  - 2 Sets of upper & lower corner lazy suzans
  - Wine rack
  - Pull-out double waste & recycling bins
  - Pull out shelves
  - Under & Above Cabinet Lighting
  - Above cabinet lighting
- Gas starter Fireplace
- Wall mounted flat screen TV
- TV entertainment control center
- 200 Amp breaker box inside sole custom cabinets
- Center island with granite counter top
- Counter top range with oven
- Wall oven
- Built-in microwave
- Built-in trash compactor
- Dishwasher
- Garbage disposal
- Side by side refrigerator

**Around the House:**

- Zoned heat and air Electronic air filter
- 2 Breaker boxes one on the main floor and one in the furnace room down
- NuvoH2O water softener system
- Sprinkler system (Rain Bird)
- Vine Light exterior LED lighting for the front of house
- 2 Entertainment system control centers with ceiling mounted built-in speakers
- 1 Sound system control center with ceiling mounted built-in speakers
- 2 Gas starter fireplaces
- Extra built-ins throughout
- 3 Large TV's stay (2 wall mounted)
- 75 Gallon electric water heater
- Extra storage room behind basement furnace room
- Finished basement with bathroom could be a non-conforming 4th bedroom it as its own closet as well as another large TV and TV entertainment center that stays.
- Window coverings stay
- Large master bedroom with a sitting room, walk-in closet, large master bath including large
- Whirlpool tub and double shower with twin seats and granite vanity top
- Main floor laundry off the master bedroom sitting area
- Remodeled and updated in 2005

**Outside:**

- Cement stamped patio area and covered walkway to the garage
- Newer roof
- No rear neighbors
- Covered gazebo
- Extra Large stamped concrete patio area
- Another covered patio area on east side of the house
- Extra Large driveway for plenty of off street parking



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123 E Main Street  
Treytnor, IA 51575

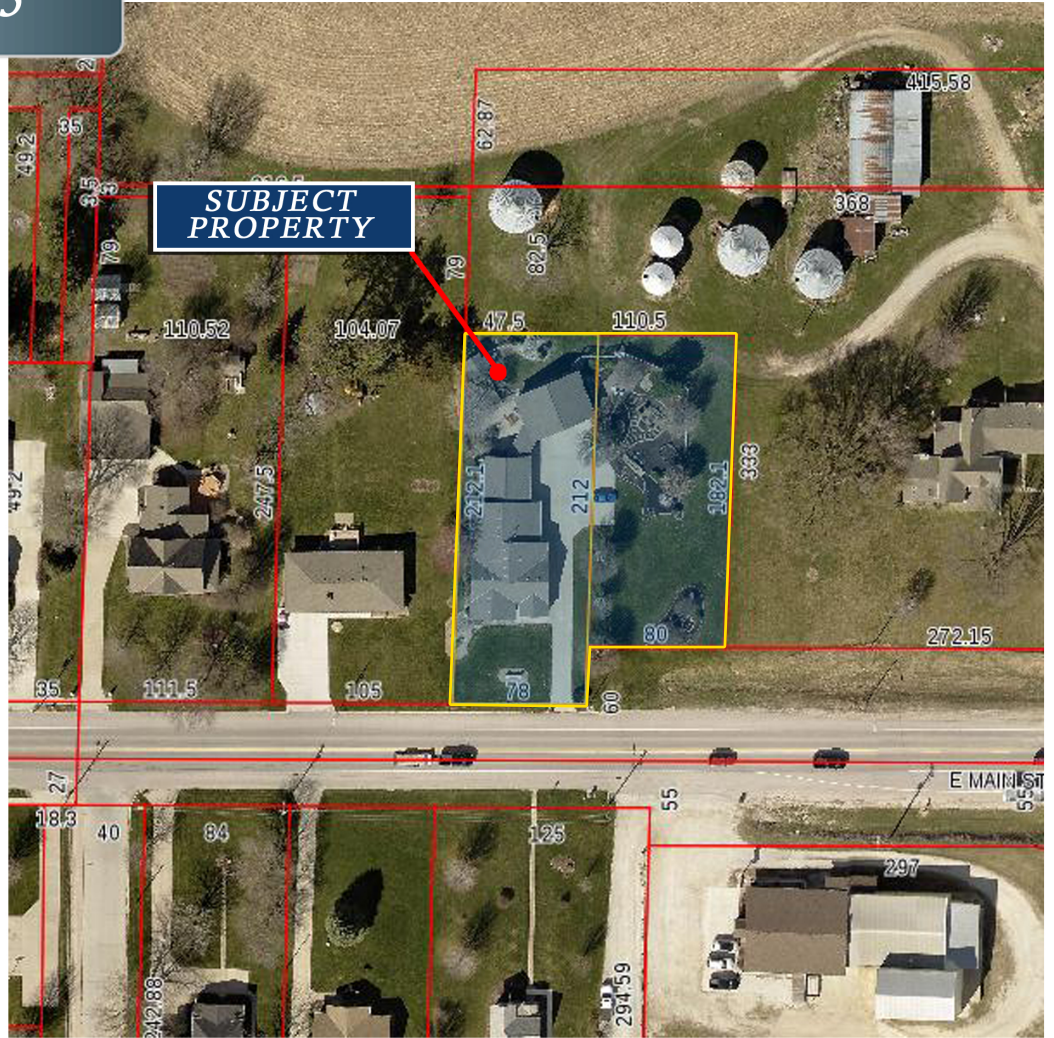


Photo Source: www.pottco.org

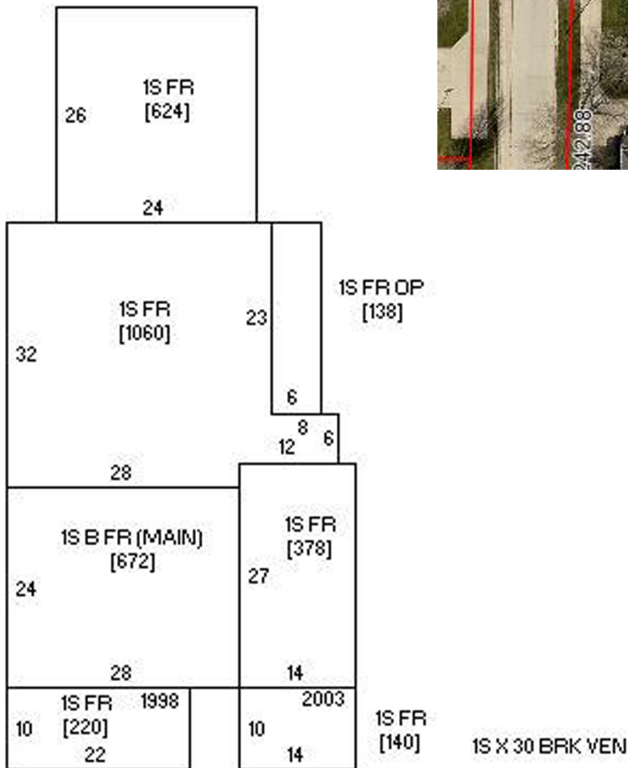


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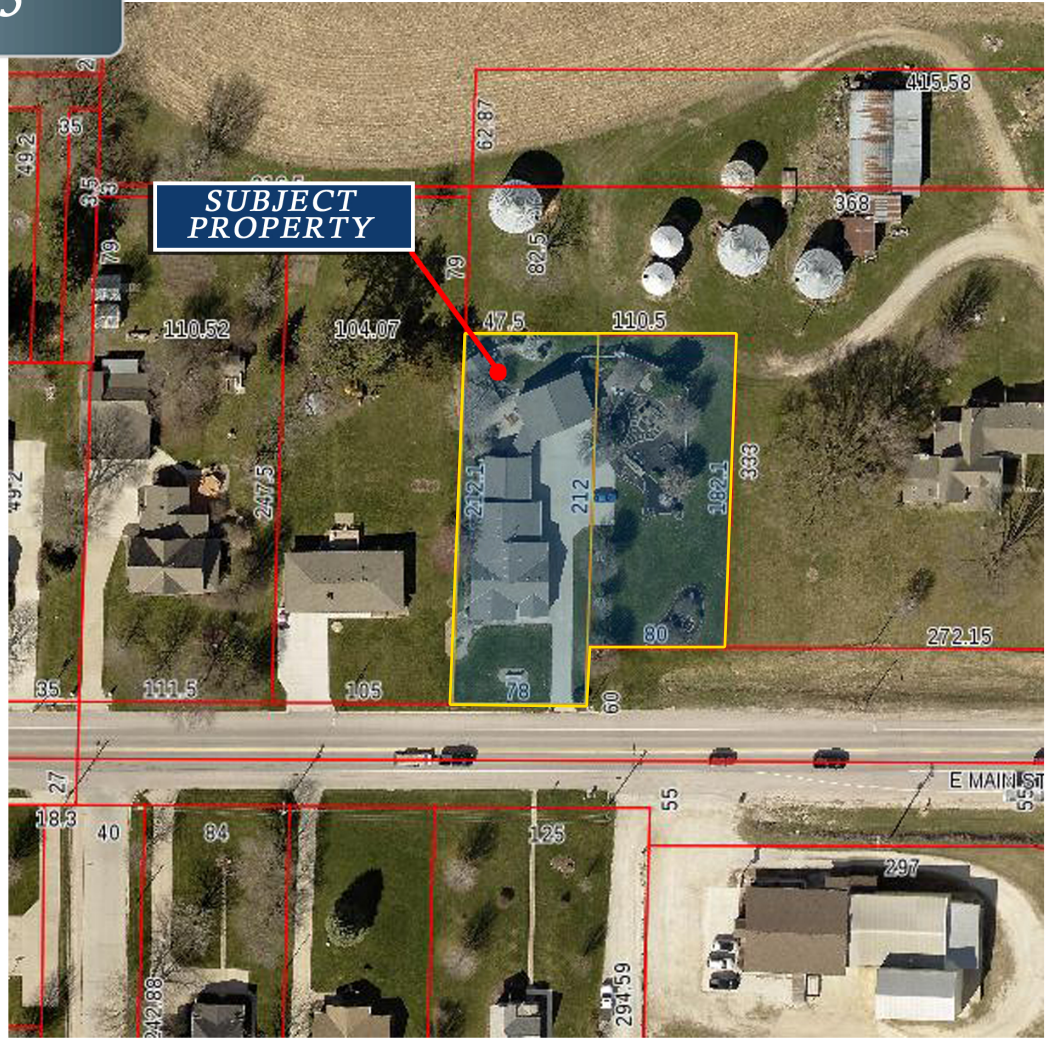


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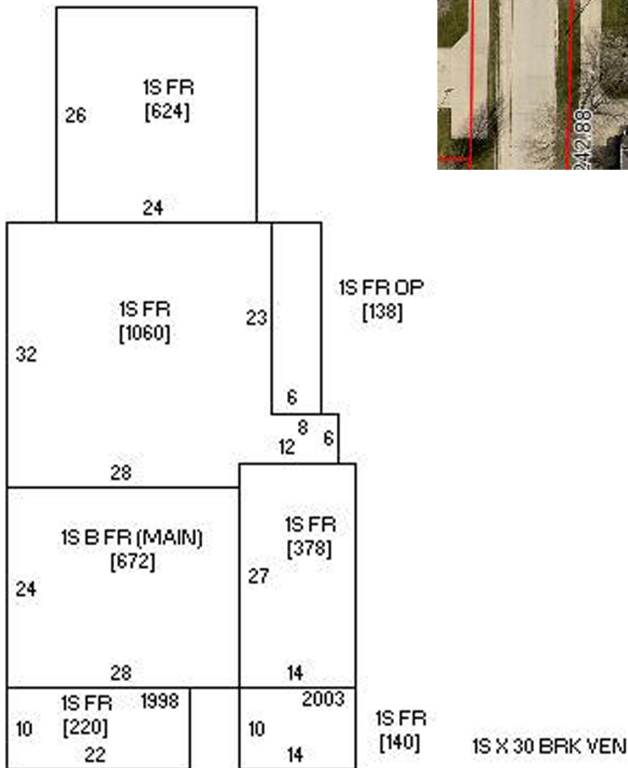


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# Notice to Buyer - Emerald Ash Borer

Property Address: 123 E MAIN Street, Treynor, IA 51575

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Potentially significant costs and aesthetics of a property are at risk due to the Emerald Ash Borer (EAB) – a threat to the ash tree population in Iowa. Trees add significant value to a property, and transaction values will be greatly impacted by the loss of any tree. The cost for preventative treatments (approximately \$100- \$5,000) may need to be considered, as well as the potential costs for removal (approximately \$200- \$4,000 depending on size and location) of a tree which is infected with EAB, or is already dying. These factors may need to be evaluated by any potential purchaser of property with ash trees.

Emerald Ash Borer (*Agrilus planipennis*) is a small green invasive wood boring beetle that attacks and kills ash trees. The adults live on the outside of ash trees feeding on the leaves during the summer months. The larvae look similar to white grubs and feed on the living plant tissue (phloem and cambium) underneath the bark of ash trees. The trees are killed by the tunneling activity of the larvae under the tree's bark, which disrupts the vascular flow.

The Iowa Department of Natural Resources (DNR) announced a quarantine for the entire state of Iowa. Preventive treatment of ash trees with 15 miles of a known case of EAB is recommended. Even though Iowa has been quarantined statewide, Iowans are encouraged not to transport firewood across county or state lines, since moving firewood poses the greatest threat to quickly spreading EAB or possibly other pests even further.

The metallic green beetle is native to East Asia and was imported to the United States within the wood of shipping crates from China. EAB was first discovered in North America near Detroit, Michigan in 2002. Since the first discovery it has also been found in 18 states and Canada.

           /            Buyer's Initials        NCC   /   DRC   Seller's Initials



EAB attacks native ash trees of any size, age, or stage of health. Millions of ash trees have already been killed in infested areas. Much of Iowa's forestland is densely populated with ash trees, and Iowa's community street trees are heavily planted with ash cultivars. Early inventory data indicates that there are 52 million woodland ash trees and 3.1 million urban ash trees. Many ash trees are in your yard, neighborhood, community, and woodlands. Imagine those areas without ash trees. Trees that have been attacked by EAB can die within 2 years.

Some benefits of urban trees include helping clean the air, slow storm water runoff, raise property values, sequester carbon, and reduce energy costs.

As REALTORS® we are not trained in identifying trees. Sellers/Buyers are encouraged to identify the species of trees on their and nearby property and take particular note of any ash trees. **Contact an expert (local arborist, tree salesperson or service) to correctly determine they type of trees on your property.**

Much more information may be found at:

<http://www.iowadnr.gov/Environment/Forestry/ForestHealth/EmeraldAshBorer.aspx>

There are confirmed Ash trees on the property:  Yes  No  Unknown

Emerald Ash Borer has been confirmed within 15 miles of the property:

Yes  No  Unknown

I acknowledge receipt of this disclosure

Norman L. Collins

\_\_\_\_\_  
Print name of Owner/Seller

*Norman L. Collins*

*2-20-17*

\_\_\_\_\_  
Signature of Owner/Seller

\_\_\_\_\_  
Date

Donna R. Collins

\_\_\_\_\_  
Print name of Owner/Seller

*Donna R. Collins*

*2-20-17*

\_\_\_\_\_  
Signature of Owner/Seller

\_\_\_\_\_  
Date

Mike Morse/Morse Real Estate

\_\_\_\_\_  
For Seller's or Dual Agent Brokerage

\_\_\_\_\_  
Print name of prospective Buyer

\_\_\_\_\_  
Signature of prospective Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print name of prospective Buyer

\_\_\_\_\_  
Signature of prospective Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
For Buyer's Brokerage





**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT:  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Address: 123 East Main Street, Treynor, IA 51575

**Lead Warning Statement**

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 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young 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)**

DRE PW

(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.

NCDC

(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 below).  
\_\_\_\_\_

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**PURCHASER'S ACKNOWLEDGEMENT (initial)**

\_\_\_\_\_ (c)  Purchaser has received copies of all information listed above.  
or,  No Records or Reports were available (see (b) above).

\_\_\_\_\_ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home, Lead Poisoning: How to Protect Iowa Families*.

\_\_\_\_\_ (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)**

MURAN

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

**CERTIFICATE OF ACCURACY**

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

<u>[Signature]</u> Seller	<u>2-20-17</u> Date	_____	_____
		Purchaser	Date
<u>Donna Collins</u> Seller	<u>2-20-17</u> Date	_____	_____
		Purchaser	Date
<u>[Signature]</u> Seller's Agent	<u>2-20-17</u> Date	_____	_____
		Purchaser's Agent	Date





Southwest Iowa Association of REALTORS®



# SELLER'S DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making offer to buy real estate)

Property Address: 123 East Main Street, Treynor, IA 51575

Property Owner (print name per title): Norman L. & Donna R. Collins

**Purpose of Disclosure:** Completion of Section I of this form is required under Iowa law Chapter 558A of the Iowa Code which mandates Seller discloses condition and information about the property, unless exempt.

### ONLY SIGN IF EXEMPT PROPERTIES

**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 a 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 certifies that the property is exempt from the requirement(s) of 558A because one of the above exemptions apply. **If so sign below and you may stop here.**

_____	Date	_____	Date
Seller Signature		Buyer Signature	
_____	Date	_____	Date
Seller Signature		Buyer Signature	

**Instructions to the Seller:** (1) Complete this form yourself and fill in all blanks. (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, check "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, check UNKNOWN (Unk.) (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.**

Seller MLC, DRC and Buyer \_\_\_\_\_, \_\_\_\_\_ (initials) acknowledge they have read this page.

**SECTION I**

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

			Date of Repairs/Description
<b>1. Basement/Foundation:</b> Has there been known water or other problems?	N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	
<b>2. Roof:</b> Any known problems? Age? <u>11/12</u> Roof type? <u>Asph/Flt</u>	N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	
<b>3. Well and Pump:</b> Any known problems? Has the water been tested? If so, results? Type of well _____ Depth _____	N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	Reverse Osmosis?
<b>4. Septic Tanks/ Drain Fields:</b> Any known problems? Size & Location of tank? _____ Date tank last cleaned? _____ Date last inspected? _____	N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
<b>5. Public Sewer:</b> Any known problems? Any known repairs?	N/A <input type="checkbox"/> N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
<b>6. Heating System(s):</b> Any known problems? Approx. Age _____ Any known repairs?	N/A <input type="checkbox"/> N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
<b>7. Central Cooling System(s):</b> Any known problems? Any known repairs? Approx. Age _____	N/A <input type="checkbox"/> N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
<b>8. Plumbing System(s):</b> Any known problems? Any known repairs?	N/A <input type="checkbox"/> N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
<b>9. Electrical System(s):</b> Any known problems? Any known repairs?	N/A <input type="checkbox"/> N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
<b>10. Pest Infestation:</b> (wood destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems? Previous infestation/structural damage?	N/A <input type="checkbox"/> N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
<b>11. Asbestos:</b> Is asbestos present in any form in the property?	N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	
<b>12. Radon:</b> Any known tests for the presence of radon gas? If yes, test results?  Seller agrees to release any testing results. <b>If not, check box</b>	N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>  No <input type="checkbox"/>	
<b>13. Lead Based Paint:</b> Known to be present or has the property been tested for the presence of lead based paint? If yes, what were the test results?	N/A <input type="checkbox"/> N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
<b>14. Zoning:</b> What is the zoning of this property?		Unknown <input checked="" type="checkbox"/>	
<b>15. Structural Damage:</b> Any known structural damage?	N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	
<b>16. Physical Problems:</b> Any known settling, cracking, flooding, drainage or grading problems?	N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	
<b>17. Shared or Co-Owned Features:</b> Any 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?	N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	
<b>18. Any Known "common areas":</b> such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner's Association which has any authority over the Property?	N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	
<b>19. Flood Plain:</b> Is the property located in a flood plain? If Yes, flood plain designation?	N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/> Unknown <input type="checkbox"/>	
<b>20. Covenants:</b> Is the property subject to restrictive covenants? If yes attach a copy OR state where a true copy of the covenants can be obtained:	N/A <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	

Additional descriptions: \_\_\_\_\_

Seller Mc, DRC and Buyer \_\_\_\_\_, \_\_\_\_\_ (initials) acknowledge they have read this page.

Property Address: 123 East Main Street, Treynor, IA 51575



**SECTION II (Note: Section II is for the convenience of the buyer/seller and is not mandatory)**

**ALL APPLIANCES & SYSTEMS INCLUDED IN THE TRANSACTION ARE IN WORKING ORDER EXCEPT AS NOTED.**

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.

ITEM	Non-applicable	Included	GOOD WORKING ORDER			COMMENTS
			Yes	No	Unk	
Alarm System	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	Rented <input type="checkbox"/> Owned <input type="checkbox"/>
Attic Fan	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Basketball Hoop	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Boat Dock/Hoist	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Ceiling Fan	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	# of Fans: 9
Central Vacuum	N/A <input type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	Attachments:
City Water System	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Dishwasher	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Disposal	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Dryer	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Fire Alarm System	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Fireplace/Chimney	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	<input type="checkbox"/> Chest or <input type="checkbox"/> Upright
Freezer	N/A <input type="checkbox"/>	<input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Furnace Humidifier	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Garage Door Opener & Remotes	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	# of remote controls:
Gas Grill	N/A <input type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
High Speed Internet Dish	N/A <input type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	Receivers:
Hood/Fan	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Hot Tub	N/A <input type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Intercom	N/A <input type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Lawn Sprinkler System	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Microwave	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Pool Heater, Wall liner & equip.	N/A <input type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	Propane Tank Rented <input type="checkbox"/> Owned <input type="checkbox"/> Propane included <input type="checkbox"/> or prorated <input type="checkbox"/> \$ /per gal.
Propane Tank size	N/A <input type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Radon Mitigation System	N/A <input type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unk <input type="checkbox"/>	
Range/Oven	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Refrigerator	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Regional Water	N/A <input type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Sauna	N/A <input type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Security Alarm System	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	# of smoke alarms
Smoke Alarm	N/A <input type="checkbox"/>	<input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Solar Heating System	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Sound System (Built in)	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Sump Pump	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Swing Set/Playground	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Trash Compactor	N/A <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
TV Satellite Dish	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	Receivers: # of remotes:
Underground "Pet Fence"	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	# of collars:
Washer	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Water Filtration System	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	Electric <input type="checkbox"/> Gas <input type="checkbox"/> Size (gallon)
Water Heater	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	Rented <input type="checkbox"/> Owned <input type="checkbox"/>
Water Softener/Conditioner	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Window A/C	N/A <input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Windows (operable)	N/A <input type="checkbox"/>	<input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Window Coverings	N/A <input type="checkbox"/>	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	
Wood Burning System	N/A <input type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unk <input type="checkbox"/>	

**ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.** Warranties may be available for purchase from independent warranty companies.  
 Exceptions/Explanations for "NO" responses above: \_\_\_\_\_

Seller MC, DRC and Buyer \_\_\_\_\_, \_\_\_\_\_ (initials) acknowledge they have read this page.

Property Address: 123 East Main Street, Treynor, IA 51575



**SECTION III Additional Non-Mandatory Requested Items:**

		If yes, please explain
1. Any Structural modification, alterations, or additional repairs?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	
2. Has there been a property/casualty loss, insurance claim over \$3,000 or major damage to the property from fire, wind, hail, flood(s) or landslides? If yes, has the damage been repaired/replaced?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
3. Are there any known current, preliminary, proposed or future assessments by any governing body or homeowner's association of which you have knowledge?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	
4. Does property contain mold?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	
5. Energy Efficiency Testing: Has the property been tested for energy efficiency? If yes, what were the test results?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	
6. Neighborhood or stigmatizing conditions or problems affecting this property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	
7. Are there any known burial sites on this property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	
8. Is abstract available?	Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input checked="" type="checkbox"/>	
9. Attach copy of survey (if available)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	
10. Attic Insulation: Type: <u>Unknown</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	Amount:
11. Environmental: Are you aware of any area environmental concerns?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	
12. Is the property in a Real Estate Improvement District (REIDs)? If yes, are the REIDs assessments paid?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	Balance \$
13. Any known encroachments (ie. outbuildings, fences, laterals & etc.)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unk <input type="checkbox"/>	
14. Are you related to the listing agent?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unk <input type="checkbox"/>	

For additional explanations please indicate here with item number or attach additional sheets if necessary: \_\_\_\_\_

Seller has owned the property since 5-30-97 (date). Seller has indicated above the history and condition of all the items based solely on the information known to the Seller or reasonably available to the Seller. 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 in writing to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's salespersons. **Seller will be provided a copy of this signed disclosure.**

**Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Seller(s) Fact Sheet" prepared by the Iowa Department of Public Health.**

[Signature]  
Seller's Signature

Donna R. Collins  
Seller's Signature

2-20-17  
Date

**Buyer hereby acknowledges receipt of a copy of this disclosure. This statement is not intended to be a warranty or to substitute for any inspection the buyer may wish to obtain.**

**Buyer acknowledge receipt of the "Iowa Radon Home-Buyers and Seller(s) Fact Sheet" prepared by the Iowa Department of Public Health.**

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date

Property Address: 123 East Main Street, Treynor, IA 51575

Revised: 3/10/15