



SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC)

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



Property Address: 2627 250TH ST. New London, Iowa 52645

Property Owner (Seller - please print per title): Lyn E McAllister Lance A McAllister

Purpose of Disclosure: Completion of this form is required under Iowa law which mandates Seller disclose condition and information about the property, unless the property is exempt.

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.

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; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; 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(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply.

☐ Property is exempt because one or more of the above exemptions apply. (If exempt -STOP HERE - skip to signature line)

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 the representations of Agent.

I. Property Conditions, Improvements and Additional Information:

- Basement/Foundation:** Has there been known water or other problems? Yes ☒ No ☐ Unknown ☐ If yes, please explain: See Addendum
- Roof:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type: Metal over shingle Unknown ☐
Date of repairs/replacement 2012 Unknown ☐ Describe: _____
- Well and pump:** Any known problems? Yes ☐ No ☐ Unknown ☒ Type of well (depth/diameter), age and date of repair: See Addendum 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 West of house Unknown ☐ Age 29 Unknown ☐ Date tank last inspected April 22 2026 Unknown ☐ See Addendum
- Sewer:** Any known problems? Yes ☐ No ☐ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs NA
- Heating system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☒ No ☐ Date of repairs See Addendum
- Central Cooling system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒ Date of repairs _____
- Plumbing system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒ Date of repairs _____
- Are there currently, or have there ever been, any lead service lines present? Yes ☐ No ☐ Unknown ☒ If yes, please provide more information _____
- Electrical system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☒ Date of repairs _____

Buyer initials _____ Seller initials Lyn E LA

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Initial
LA
DB

11. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems? Yes ☒ No ☐ Unknown ☐ Date of treatment NA Previous Infestation/Structural Damage? Yes ☐ No ☒ Date of repairs _____
12. **Asbestos:** Is asbestos present in any form in the property? Yes ☐ No ☐ Unknown ☒ If yes, explain: _____
13. **Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☒ If yes, who tested? _____ Test results? _____ Date of last report _____ Seller Agrees to release any testing results. If not, Check here ☐
14. **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? _____
15. **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 ☐
16. 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 ☐
17. **Structural Damage:** Any known structural damage? Yes ☒ No ☐ Unknown ☐ See Addendum
18. **Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes ☒ No ☐ Unknown ☐ See Addendum Item 1
19. **Is the property located in a flood plain?** Yes ☐ No ☐ Unknown ☒ If yes, flood plain designation _____
20. **Do you know the zoning classification of this property?** Yes ☒ No ☐ Unknown ☐ What is the zoning? Agriculture
21. **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: _____
22. **Has there been "major" structural remodeling?** Yes ☐ No ☒ If yes, please explain: _____
- You MUST explain any "Yes" responses above (Attach additional sheets if Necessary):**

Seller has owned the property since Feb 2025 (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. 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 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 Lance L. Mellister Karim A. Astar Seller Lance L. Mellister Donna Brinkmeyer Date 10 July 2026

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 _____

Addendum

ADDITIONAL INFORMATION – SELLER DISCLOSURE OF PROPERTY CONDITION

Property Address: House, 2627 250th Street New London, IA 52645

Item 1: During the summer of 1993, 10 inches of rain fell causing flooding. The basement has a field tile drain and much of the basement flooding was sourced from that tile and also water came in through the walls. As a result, I installed a sump pump for future flooding issues. Not long after, I installed another pump as a backup pump in case the subfloor pump was not sufficient. The Spring of 1995 and 1996 also saw heavy rain events but the sump and its backup were able to handle these events successfully by keeping the water level close to the floor.

Item 3: There are two 40 ft bored wells and both can be reactivated but currently are not in use because these wells were not able to handle the water demand the farm needed for farming. New London Utilities ran a line to this house in 1995 which provided the supply the farm needed thus the wells were no longer needed. However, the New London City Council, after removing the sitting utility board members, threatened either the closure of the water line or a sharp increase of water usage rates. This threatening caused me to not fully abandon the two wells.

Item 4: See septic report. As of the dating of this document, the septic inspection had not been completed.

Item 6: The furnace was installed in 1998 and because of dedicated yearly inspections and minor repairs, the furnace is still operational. However, the inspector stated that due to its age, replacement will not be long in the future.

Item 11: There is suspected carpenter ant infestation on the large east facing window resulting in needed replacement and insect remediation.

Item 17: The outside section of the back porch has been removed for repair, but repairs were delayed until such time allowed for needed repairs.

Addendum

ADDITIONAL INFORMATION – SELLER DISCLOSURE OF PROPERTY CONDITION

Property Address: Machine Shed, 2627 250th Street New London, IA 52645

Item 1: The machine shed was built January 1983 using non-creosote post preserving methods which has resulted in moderate to severe rotting of many posts of the shed. As a result, I have repaired 5 of the west posts with a product called perma-column. The water hydrant east of the shed works but there is a hose leak somewhere other than the hydrant itself. The source water line extends from the house basement north through the shed and can be intersected there to reroute to the hydrant.

Item 10: the electrical supply comes from the north side of the house

Item 17: There was an F2/F3 tornado that struck the area 16 April 2024 damaging several 2x4 connectors between the roof trusses and the snapping of the bottom cord of a north truss. I replaced the 2x4s and repaired the damaged cord.

Addendum

ADDITIONAL INFORMATION – SELLER DISCLOSURE OF PROPERTY CONDITION

Property Address: Grain Bins, 2627 250th Street New London, IA 52645

Item 1: Bin foundations have some cracks, but I covered/ filled them in with caulking. Will need yearly maintenance.

250th ST.

L3
L4

HOUSE

SHED

WELL

WELL

BIN

BIN

BIN

BIN

CRIB