



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address: IC Grove East, LLC - 4428 Deer Creek Rd., Unit: Iowa City, IA 52246

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; 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.

If claiming an exemption, sign here and stop.

_____ Seller	_____ Date	_____ Seller	_____ Date
_____ Seller	_____ Date	_____ Seller	_____ 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 FJA Buyer Initials _____

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

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

- Basement/Foundation:** Has there been known water or other problems?.....Yes ☐ No ☐ ☒ Unknown ☐
If yes, please explain: _____
- Roof:** Any known problems?..... Yes ☐ No ☐ ☒ Unknown ☐
Roof Type _____
Date of repairs/replacement (If any) _____
Describe: _____

- 53 3. **Well and Pump:** Any known problems?.....Yes ☐ No ☒ Unknown ☐
 54 Type of well (depth/diameter), age and date of repair: _____
 55 Has the water been tested?..... Yes ☐ No ☒ Unknown ☐
 56 If yes, date of last report/results: _____
 57
 58 4. **Septic Tanks/Drain Fields:** Any known problems?.....Yes ☐ No ☐ Unknown ☐
 59 Location of tank _____ Age _____ Unknown ☐
 60 Has the system been pumped and inspected within the last 2 years?.....Yes ☐ No ☐ Unknown ☐
 61 Date of inspection _____ Date tank last cleaned/pumped _____ ☒ N/A ☐ Unknown
 62
 63 5. **Sewer:** Any known problems?.....Yes ☐ No ☒ Unknown ☐
 64 Any known repairs/replacement?.....Yes ☐ No ☒ Unknown ☐
 65 Date of repairs _____
 66
 67 6. **Heating System(s):** Any known problems?.....Yes ☐ No ☒ Unknown ☐
 68 Any known repairs/replacement?.....Yes ☐ No ☒ Unknown ☐
 69 Date of repairs _____
 70
 71 7. **Central Cooling System(s):** Any known problems?.....Yes ☐ No ☒ Unknown ☐
 72 Any known repairs/replacement?.....Yes ☐ No ☒ Unknown ☐
 73 Date of repairs _____
 74
 75 8. **Plumbing System(s):** Any known problems?.....Yes ☐ No ☒ Unknown ☐
 76 Any known repairs/replacement?.....Yes ☐ No ☒ Unknown ☐
 77 Date of repairs _____
 78
 79 9. **Electrical System(s):** Any known problems?.....Yes ☐ No ☒ Unknown ☐
 80 Any known repairs/replacement?.....Yes ☐ No ☒ Unknown ☐
 81 Date of repairs _____
 82
 83 10. **Pest Infestation:** (wood-destroying insects, bath, snakes, rodents, destructive/troublesome animals, etc.)
 84 Any known problems?..... Yes ☐ No ☒ Unknown ☐
 85 Date of treatment _____
 86 Previous Infestation/Structural Damage?.....Yes ☐ No ☒ Unknown ☐
 87 Date of repairs _____
 88
 89 11. **Asbestos:** Is asbestos present in any form in the property?.....Yes ☐ No ☒ Unknown ☐
 90 If yes, explain: _____
 91
 92 12. **Radon:** Any known tests for the presence of radon gas?..... Yes ☐ No ☒ Unknown ☐
 93 If yes, test results? _____ pCi/L Date of last report _____
 94
 95 13. **Lead Based Paint:** Known to be present in the property.....Yes ☐ No ☒ Unknown ☐
 96 Has the property been tested for the presence of lead-based paint?..... Yes ☐ No ☒ Unknown ☐
 97 **Provide lead-based paint disclosure.**
 98
 99 14. Are there currently, or have there ever been, any lead service lines present?.....Yes ☐ No ☒ Unknown ☐
 100
 101 15. Any known encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas
 102 co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority
 103 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 way have an effect on the property?..... Yes ☒ No ☐ Unknown ☐
17. **Structural Damage:** Any known structural damage?..... Yes ☐ No ☒ Unknown ☐
18. **Physical Problems:** Any known settling, flooding, drainage or grading problems?..... Yes ☐ No ☒ Unknown ☐
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 ☐
If Yes, what is the zoning? Residential
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: ☒ On file at County Recorder's office or: _____

You MUST explain any "Yes" responses above (Attach additional sheets if necessary): _____
This property is part of an HOA. This HOA is responsible for the maintenance of outlots, mailboxes, and detention basins, snow removal, lawn care, exterior maintenance, and garbage pickup.

DS
FJA
Seller Initials _____ Buyer Initials _____

II. Appliances/Systems/Services (Section II is for the convenience of Buyer/Seller and is not mandatory)

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.

	Working?			
	Included	Yes	No	N/A
Range/Oven	☒	☒	☐	☐
Dishwasher	☒	☐	☐	☐
Refrigerator	☒	☒	☐	☐
Hood/Fan Disposal	☒	☒	☐	☐
TV Receiving Equipment	☐	☐	☐	☒
Sump Pump	☒	☒	☐	☐
Alarm System	☐	☐	☐	☒
Central AC	☒	☒	☐	☐
Window AC	☐	☐	☐	☒
Central Vacuum	☐	☐	☐	☒
Gas Grill	☐	☐	☐	☒
Attic Fan	☐	☐	☐	☒
Intercom	☐	☐	☐	☒
Microwave	☒	☒	☐	☐
Trash Compactor	☐	☐	☐	☒
Ceiling Fan	☒	☒	☐	☐
Water Softener/Conditioner	☐	☐	☐	☒
LP Tanks	☐	☐	☐	☒
LP Keys & Locks	☐	☐	☐	☒
Swing Set	☐	☐	☐	☒
Basketball Hoop	☐	☐	☐	☒
Garage Door Opener	☒	☒	☐	☐
Boat Hoist	☐	☐	☐	☒
Boat Dock	☐	☐	☐	☒

		Working?		
	Included	Yes	No	N/A
Lawn Sprinkler System		☐	☐	☒
Solar Heating System	☐	☐	☐	☒
Pool Heater/Liner/Equipment	☐	☐	☐	☒
Well & Pump		☐	☐	☒
Smoke Alarm	☒	☒	☐	☐
Carbon Monoxide Detector	☒	☒	☐	☐
City Water System		☒	☐	☐
City Sewer System		☒	☐	☐
Plumbing System		☒	☐	☐
Central Heating System		☒	☐	☐
Water Heater		☒	☐	☐
Windows		☒	☐	☐
Fireplace/Chimney	☐	☐	☐	☒
Wood Burning System	☐	☐	☐	☒
Furnace	☒	☒	☐	☐
Humidifier	☐	☐	☐	☒
Sauna/Hot tub	☐	☐	☐	☒
Locks and Keys	☒	☒	☐	☐
Dryer	☐	☐	☐	☒
Washer	☐	☐	☐	☒
Storage Shed	☐	☐	☐	☒
Underground "Pet Fence"	☐	☐	☐	☒
Pet Collars	☐	☐	☐	☒
# of remotes	# of collars			

160 **Exceptions/Explanations for "NO" responses above:** _____
161 _____
162 _____
163 _____
164 _____
165 _____

166 **ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.**
167 **Warranties may be available for purchase from independent warranty companies.**

168 **Seller Initials** _____ **Buyer Initials** _____
169 _____
170 _____

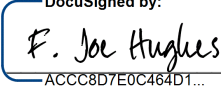
171
172 **III. Additional Non-Mandatory Requested Items:** Are you as the Seller aware of any of the following:
173

- 174 1. Any significant structural modification or alteration to property?.....Yes ☐ No ☒ Unknown ☐
175 Please explain: _____
176 2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the
177 property from fire, wind, hail, flood(s) or other conditions?..... Yes ☐ No ☒ Unknown ☐
178 If yes, has the damage been repaired/replaced?..... Yes ☐ No ☐
179 3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's
180 association of which you have knowledge?..... Yes ☐ No ☒ Unknown ☐
181 4. **Mold:** Does property contain toxic mold that adversely affects the property or occupants?... Yes ☐ No ☒ Unknown ☐
182 5. **Private Burial Grounds:** Does property contain any private burial ground?..... Yes ☐ No ☒ Unknown ☐
183 6. Neighborhood or Stigmatizing conditions or problems affecting this property?..... Yes ☐ No ☒ Unknown ☐
184 7. **Energy Efficiency Testing:** Has the property been tested for energy efficiency?.....Yes ☐ No ☒ Unknown ☐
185 If yes, what were the test results? _____
186 8. **Attic Insulation:** Type Blown-in Cellulose Unknown ☐ Amount R-49 Unknown ☐
187 9. Are you aware of any area environmental concerns?.....Yes ☐ No ☒ Unknown ☐
188 If yes, please explain: _____
189 _____
190 10. Are you related to the listing agent? Yes ☐ No ☒ If yes, how? _____
191 11. Where survey of property may be found: _____
192 12. **Wind Farms:** Is the subject property encumbered by certain Wind Energy rights?.....Yes ☐ No ☒
193 If yes, rights by: Lease ☐, Easement ☐, Other ☐ Define Other: _____
194 Wind Farm Company, Owner: _____
195 13. **Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.)
196 (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary)
197 _____
198 _____

If the answer to any item is yes, please explain. Attach additional sheets, if necessary: _____

IV. Radon Fact Sheet & Form Acknowledgement

Seller acknowledges that Buyer be provided with and the Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller  Seller _____ Date 1/12/2026
ACCC8D7E0C464D1...
 F. Joe Hughes, Manager, IC Grove East, LLC.

Seller has owned the property since 2020 (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.

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 _____ Buyer _____ Date _____