



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 _____ 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 ☐

- 104 16. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and
 105 driveways whose use or maintenance responsibility way have an effect on the property?..... Yes ☒ No ☐ Unknown ☐
 106
 107 17. **Structural Damage:** Any known structural damage?..... Yes ☐ No ☒ Unknown ☐
 108
 109 18. **Physical Problems:** Any known settling, flooding, drainage or grading problems?..... Yes ☐ No ☒ Unknown ☐
 110
 111 19. Is the property located in a flood plain?..... Yes ☐ No ☒ Unknown ☐
 112 If yes, flood plain designation: _____
 113
 114 20. Do you know the zoning classification of this property?..... Yes ☒ No ☐ Unknown ☐
 115 If Yes, what is the zoning? Residential
 116

- 117 21. **Covenants:** Is the property subject to restrictive covenants?..... Yes ☒ No ☐ Unknown ☐
 118 If yes, attach a copy OR state where a true, current copy of the covenants can be obtained: ☒ On file at County Recorder's
 119 office or: _____
 120

121 **You MUST explain any "Yes" responses above (Attach additional sheets if necessary):** _____
 122 This property is part of an HOA. This HOA is responsible for the maintenance of outlots, mailboxes,
 123 and detention basins, snow removal, lawn care, exterior maintenance, and garbage pickup.
 124
 125

126 **Seller Initials** _____ **Buyer Initials** _____
 127

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

129
 130 **Notice.** Items marked "included" are intended to remain with the property after sale. However, included items may be
 131 negotiable between **Buyer and Seller**, and requested items should be in writing as either **included or excluded** in any
 132 **Offer to Buy/Purchase Agreement**. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.
 133

	Working?			
	Included	Yes	No	N/A
136 Range/Oven	☒	☒	☐	☐
137 Dishwasher	☒	☐	☐	☐
138 Refrigerator	☒	☒	☐	☐
139 Hood/Fan Disposal	☒	☒	☐	☐
140 TV Receiving Equipment	☐	☐	☐	☒
141 Sump Pump	☒	☒	☐	☐
142 Alarm System	☐	☐	☐	☒
143 Central AC	☒	☒	☐	☐
144 Window AC	☐	☐	☐	☒
145 Central Vacuum	☐	☐	☐	☒
146 Gas Grill	☐	☐	☐	☒
147 Attic Fan	☐	☐	☐	☒
148 Intercom	☐	☐	☐	☒
149 Microwave	☒	☒	☐	☐
150 Trash Compactor	☐	☐	☐	☒
151 Ceiling Fan	☒	☒	☐	☐
152 Water Softener/Conditioner	☐	☐	☐	☒
153 LP Tanks	☐	☐	☐	☒
154 LP Keys & Locks	☐	☐	☐	☒
155 Swing Set	☐	☐	☐	☒
156 Basketball Hoop	☐	☐	☐	☒
157 Garage Door Opener	☒	☒	☐	☐
158 Boat Hoist	☐	☐	☐	☒
159 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 _____

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 _____