

RESIDENTIAL PROPERTY SELLER'S DISCLOSURE STATEMENT (New Construction-Short form)

Property Address: **1423 Echo Ridge Ln, Marion, Ia 52302**

PURPOSE:

Use this statement to disclose information as required by Iowa Code Supplement chapter 558A. This law requires certain sellers of residential property that includes at least one and not more than four dwelling units to disclose information about the property being sold. The following disclosures are made by the seller(s) and not by any agent acting on behalf of the seller(s).

INSTRUCTIONS TO SELLER(S):

1. Seller(s) must complete this statement. Respond to all questions, or attach report allowed by Iowa Code Supplement section 558A.4(2).
2. Disclose all known conditions materially affecting this property.
3. If an item does not apply to this property, indicate it as not applicable (N/A).
4. Please provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is unknown or is unavailable following a reasonable effort, use an approximation of the information, or indicate that the information is unknown (UNK). All approximations must be identified as approximations (AP).
5. Additional pages may be attached as needed.
6. Keep a copy of this statement with your other important papers.

Please mark the appropriate response and provide dates where requested:

- | | | |
|--|------------------------------|--|
| 1. Basement/Foundation: Any known water or other problems? | ☐ Yes | ☒ No |
| 2. Roof: Any known problems? | ☐ Yes | ☒ No |
| Any known repairs? | ☐ Yes | ☒ No |
| If yes, date of repairs/replacement: | | |
| 3. Well and Pump: Any known problems? | ☐ Yes | ☐ No |
| Any known repairs? | ☐ Yes | ☐ No |
| If yes, date of repairs/replacement: | | |
| Any known water tests? | ☐ Yes | ☐ No |
| If yes, date of last report: | | |
| Results: | | |
| 4. Septic Tanks/Drain Fields: Any known problems? | ☐ Yes | ☒ No |
| Location of tank: | | |
| Date tank last cleaned: | | |
| 5. Sewer System: Any known problems? | ☐ Yes | ☐ No |
| Any known repairs? | ☐ Yes | ☐ No |
| Date of repairs/replacement: | | |
| 6. Heating System(s): Any known problems? | ☐ Yes | ☒ No |
| Any known repairs? | ☐ Yes | ☐ No |
| Date of repairs/replacement: | | |
| 7. Central Cooling System(s): Any known problems? | ☐ Yes | ☐ No |
| Any known repairs? | ☐ Yes | ☐ No |
| Date of repairs/replacement: | | |
| 8. Plumbing System(s): Any known problems? | ☐ Yes | ☐ No |
| Any known repairs? | ☐ Yes | ☐ No |
| Date of repairs/replacement: | | |
| 9. Electrical System(s): Any known problems? | ☐ Yes | ☐ No |
| Any known repairs? | ☐ Yes | ☐ No |
| Date of repairs/replacement: | | |

10. Pest infestation (e.g. termites, carpenter ants): Any known problems?

☐ Yes ☒ No

If yes, date(s) of treatment:

Any known structural damage?

☐ Yes ☒ No

If yes, date of repairs/replacement:

11. Asbestos: Any known to be present in the structure?

☐ Yes ☒ No

If yes, explain:

12. Radon: Any known tests for the presence of radon gas?

☐ Yes ☒ No

If yes, date of last report:

And results:

Passive system installed

13. Lead-Based Paint: Any known to be present in the structure?

☐ Yes ☒ No

14. Flood Plain: Do you know if the property is located in a flood plain?

☐ Yes ☒ No

If yes, what is the flood plain designation?

15. Zoning: Do you know the zoning classification of the property?

☐ Yes ☒ No

If yes, what is the classification?

16. Shared or Co-Owned Features: 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?

☐ Yes ☒ No

Any known "common areas" 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?

☐ Yes ☐ No

17. Physical Problems: Any known settling, flooding, drainage or grading problems?

☐ Yes ☒ No

18. Structural Damage: Any known structural damage?

☐ Yes ☒ No

19. Is the Property Located in a Real Estate Improvement District?

☐ Yes ☒ No

If yes, what is the amount (if any) of any special assessment against this property? \$ _____

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

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:

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

SELLER(S) DISCLOSURE:

Seller(s) has disclosed this information regarding this property based on information known or reasonably available to the seller(s). The seller(s) has owned the property since 2026. The seller(s) also certifies that as of the date signed this information is true and accurate to the best of my/our knowledge.

Seller SOS LLC Seller _____

Date 9/21/26 Date _____

BUYER(S) ACKNOWLEDGMENT:

Buyer(s) acknowledges receipt of a copy of this Real Estate Disclosure 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 _____ Date _____



Additional information on radon is available:

1. IDPH website at www.idph.iowa.gov/radon
2. EPA's website www.epa.gov/radon
3. American Lung Association website www.lung.org/radon
4. IDPH Radon Hotline at 800-383-5992

A list and interactive map of Iowa credentialed radon measurement and mitigation specialists can be found on the department's website at www.idph.iowa.gov/radon/test and www.idph.iowa.gov/radon/fix respectively.

2/2020

528

IOWA RADON HOME BUYERS AND SELLER FACT SHEET



What is Radon?

Radon gas occurs naturally in the soil, and is produced by the radioactive breakdown or decay of uranium and radium. Long ago, glacial activity left behind ground-up deposits of many minerals such as uranium in the soil or upper crust in Iowa. Because radon is a gas it can seep into buildings, including homes. It is an odorless and invisible gas that is also radioactive and harmful to humans when inhaled.

Where is Radon found in Iowa?

EPA has identified all counties in Iowa as Zone 1. Zone 1 counties have a predicted average indoor radon screening level of more than 4 pCi/L (picocuries per liter). The total average indoor radon level in Iowa is 8.5 picocuries per liter (pCi/L) of air, and in the United States it is 1.3 pCi/L of air. Average radon levels of 4 pCi/L are considered elevated, and remediation is recommended.

The primary source of high levels of radon in homes is in the soil below and soil surrounding the home. It is found in new and old homes, and in homes with and without basements. Based on data collected from radon home tests, the Iowa Department of Public Health (IDPH) estimates that as many as 5 in 7 homes (or greater than 50-70%) across Iowa have elevated radon levels. Radon levels can vary from area to area and can vary considerably from house to house, even on the same street and neighborhood. A high and low level of radon can be found in homes directly next to each other.

How does Radon get into a home?

Warm air rises, creating a small vacuum in the lower areas of a house. Radon moves through and into the home as air moves from a higher pressure in the soil to a lower pressure in the home. Radon gas seeps into a house the same way air and other soil gases enter: from the soil around and under the home and through cracks in the foundation, floor or walls; hollow-block walls; and openings around floor drains, pipes and sump pumps; and through crawl spaces.

What are the Health Effects of Radon?

There is overwhelming scientific evidence that exposure to elevated levels of radon causes lung cancer in humans. Radiation emitted from

radon can cause cellular damage that can lead to cancer when it strikes living tissue in the lungs. Radon is the first leading cause of lung cancer in nonsmokers, and the second leading cause of lung cancer overall. It is responsible for about 21,000 deaths every year in the U.S. EPA also estimates that long-term exposure to radon potentially causes approximately 400 deaths each year in Iowa.

How do Home Buyers in Iowa find out if a home they are purchasing has elevated levels of Radon?

Home buyers interested in purchasing a home can test the homes for radon by contacting an Iowa certified radon measurement specialist. They can find a list of licensed radon measurement specialists by going online to www.idph.iowa.gov/radon/test and searching the list of Iowa radon measurement specialists or viewing the interactive map, or by contacting a real estate professional for help on finding a radon testing professional. Remember, the IDPH, the Environmental Protection Agency, the American Lung Association, and the Surgeon General recommend radon testing all new and existing homes for radon in Iowa before they are sold or before they are transferred to a different owner.

How can elevated levels of Radon be fixed?

Licensed or credentialed radon mitigation contractors can install a radon mitigation system that provides a permanent solution. A typical radon mitigation system includes a suction point that addresses the soil underneath the structure. A home that has been mitigated will usually have a much lower radon level than the EPA's action level of 4 picocuries per liter. Addressing residential radon issues is an excellent step toward assuring good indoor air quality. A list of credentialed radon mitigation specialists can be obtained from the state radon program by going online to www.idph.iowa.gov/radon/fix and then clicking on the list of Iowa Credentialed Radon Mitigation Specialists or viewing the interactive map. A radon information packet can also be obtained by calling the Iowa Radon Hotline at 1-800-383-5992.



ADDENDUM TO SELLER DISCLOSURE OF PROPERTY CONDITION



This Addendum is made a part of the Seller Disclosure of Property Condition dated

9/21/26 by the Seller(s) SOS LLC
for the property located at 1423 Echo Ridge LN. Marion, IA 52302

Effective January 1, 2026, pursuant to new Iowa legislation (HF876 / SF425), sellers must disclose the existence of lead service lines. The purpose of this new requirement is to increase buyer transparency and lead to increased awareness and replacement of lead service lines.

Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of their knowledge as of the date signed. Seller authorizes their agent to provide a copy of this addendum to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law.

Lead and/or Galvanized Water Service Line:

Are there currently, or have there ever been, any lead and/or galvanized water service lines present (check one)?

☐ Yes. If yes, please provide more information: _____

☒ No.

☐ Unknown.

Buyer Date

Josh Feris 9/21/26
Seller Date

Buyer Date

Seller Date