dotloop signature verification: dtlp.us/CJyQ-EB5i-5vSa5

RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

This form is approved by the Iowa City Area Association of REALTORS®

EQUAL HOUSING OPPORTUNITY

Address of Property: 1388 Hickory Hollow Rd. NE, Solon, IA 52333

PURPOSE: Use this statement to disclose information as required by Iowa Code Chapter 558A. This law requires certain sellers of residential property that includes at least one (1) but no more than four (4) dwelling units to disclose information about the property to be sold. The following disclosures are made by the seller(s) and not by any agent on behalf of the seller(s).

INSTRUCTIONS TO SELLER(S): (1) Seller(s) must complete this statement. Complete all questions, or attach reports allowed by Iowa Code Section 558.A.4; (2) Disclose all known conditions materially affecting this property; (3) If an item does not apply to this property, check the "N/A" box as not applicable; (4) You must 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 and indicate by using "AP", or if the information is unknown indicate by checking the "UNK" box; (5) Additional pages may be attached to this form as needed; (6) Keep a copy of this statement with your other important papers.

N/A only to be used if component is not a part of the property.

1. Basement/Foundation: Any known water or other problems? Yes ☐ No ☑ N/A ☐ UNK ☐
   If yes, explain:
   Dates of repairs and/or replacement:

2. Roof: Any known problems? Yes ☐ No ☑ N/A ☐ UNK ☐
   Any known repairs? Yes ☐ No ☑ N/A ☐ UNK ☐
   If yes to either, explain:
   Dates of repairs::
   Age of Roof? House - AP 7 years, Garage unknown

3. Well and Pump: Yes ☑ No ☐ N/A ☐ UNK ☐
   Any known problems? Yes ☐ No ☑ N/A ☐ UNK ☐
   If yes, explain:
   Dates of repairs and/or replacement:
   Any known water tests? Yes ☑ No ☐ N/A ☐ UNK ☐
   If yes, date of last report: Sample taken ~~5/19/26~~ 9/25/26
   Results of last report: ~~Pending~~ Passed

4. Septic Tanks / Drainage Fields: Yes ☑ No ☐ N/A ☐ UNK ☐
   Upated 11/2/26 Any known problems? ~~Yes~~ ☑ No ☑ N/A ☐ UNK ☐
   If yes, explain: Drain field lines need replaced
   Date of repairs and/or replacement: To be completed before closing
   Location of septic tank: South of the house, northwest of the pool deck
   Date tank was last cleaned/pumped: To be pumped before closing N/A - new tank installed 10/23/26
   Septic Tank Size (gallons): 1000 new tank is 1500 gallons for 4 bedrooms

   CSW 11/02/26 5:40 PM PST
   HSW 11/05/26 4:50 PM PST dotloop verified

5. Sewer System: Yes ☐ No ☑ N/A ☐ UNK ☐
   Any known problems? Yes ☐ No ☐ N/A ☑ UNK ☐
   Any known repairs? Yes ☐ No ☐ N/A ☑ UNK ☐
   If yes to either, explain:
   Date of repairs and/or replacement:

6. Heating System(s):
   Any known problems? Yes ☐ No ☑ N/A ☐ UNK ☐
   Any known repairs? Yes ☑ No ☐ N/A ☐ UNK ☐
   If yes to either, explain: Leaking gas valve replaced
   Dates of repairs: 5/15/26
   Age of Heating System? Installed new May 2023

Seller Initials CSW 05/18/26 5:36 PM PDT dotloop verified Seller Initials HSW 05/26/26 4:22 AM PDT dotloop verified Buyer Initials ____ Buyer Initials ____

dotloop signature verification: dtlp.us/CJyQ-EB5i-5vSa5

7. Cooling System(s):
Any known problems? Yes ☐ No ☑ N/A ☐ UNK ☐
Any known repairs? Yes ☐ No ☑ N/A ☐ UNK ☐
If yes to either, explain:
Dates of repair:
Age of Cooling System? Unknown

8. Plumbing System(s):
Any known problems? Yes ☐ No ☑ N/A ☐ UNK ☐
If yes, explain:
Dates of repairs and/or replacement: Much of the plumbing is new, installed 2023-2026
Are there currently or have there ever been any lead services lines present? Yes ☐ No ☐ N/A ☐ UNK ☑
If yes, explain:

9. Electrical System(s):
Any known problems? Yes ☐ No ☑ N/A ☐ UNK ☐
If yes, explain:
Dates of repairs and/or replacement: Much of the electrical is new, installed 2023-2026

10. Pest Infestation (e.g., termites, carpenter ants): Any known problems? Yes ☑ No ☐ N/A ☐ UNK ☐
If yes, date(s) of treatment(s): Evidence of termites in garage found during inspection. Treatment to be completed with warranty
Any known structural damage? Yes ☐ No ☑ N/A ☐ UNK ☐
If yes, explain:
Dates of repairs and/or replacements: Treatment with warranty to be completed before closing

11. Asbestos: Any known to be present in the structure? Yes ☐ No ☑ N/A ☐ UNK ☐
If yes, explain:

12. Radon: Any known tests for the presence of radon gas? Yes ☑ No ☐ N/A ☐ UNK ☐
If yes, date of last report: 5/1/2026
Results of last report: pass

13. Lead-Based Paint: Any known to be present in the structure? Yes ☐ No ☑ N/A ☐ UNK ☐
Was the dwelling constructed prior to January 1, 1978? Yes ☑ No ☐ N/A ☐ UNK ☐
If yes, complete the "Lead Based Paint Disclosure"

14. Flood Plain: Is the property located in a flood plain? Yes ☐ No ☑ N/A ☐ UNK ☐
If yes, what is the flood plain designation?

15. Zoning: Do you know the zoning classification of the property? Yes ☐ No ☑ N/A ☐ UNK ☐
If yes, what is the zoning classification?

16. Covenants: Is the property subject to restrictive covenants? Yes ☐ No ☑ N/A ☐ UNK ☐
If yes, attach a copy or state where a true current copy of the covenants can be obtained:

Seller Initials CSW 05/18/26 5:36 PM PDT dotloop verified
Seller Initials HSW 05/26/26 4:22 AM PDT dotloop verified
Buyer Initials
Buyer Initials

dotloop signature verification: dtlp.us/CJyQ-EB5i-5vSa5

17. Shared or Co-Owned Features: Are features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use and/or maintenance responsibility may have an effect on the property? Yes ☐ No ☑ N/A ☐ UNK ☐
If yes, explain:

Any known "common areas" such as pools, tennis courts, walkways or other areas co-owned with others, or a Homeowners' Association which has any authority over the property? Yes ☐ No ☑ N/A ☐ UNK ☐
If yes, explain:

18. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes ☐ No ☑ N/A ☐ UNK ☐
If yes, explain:

19. Structural Damage: Any known structural damage? Yes ☐ No ☑ N/A ☐ UNK ☐
If yes, explain:

20. Emerald Ash Borer: Any known Ash trees located on the property? Yes ☐ No ☑ N/A ☐ UNK ☐
Date(s) of Treatment? If Any.

21. Insurance Claims: Any known insurance claims? Yes ☑ No ☐ N/A ☐ UNK ☐
If yes, explain: Garage door and opener replaced due to damage 9/24

22. LP Tank: Yes ☑ No ☐ N/A ☐ UNK ☐
Rented or Owned Rented ☐ Owned ☑
If rented, please list company
If owned, does it stay with the property Yes ☑ No ☐ N/A ☐ UNK ☐
Any known problems? Yes ☐ No ☑ N/A ☐ UNK ☐
If yes, explain:
Dates of repairs and/or replacement:

23. Water Softener: Yes ☑ No ☐ N/A ☐ UNK ☐
Rented or Owned Rented ☐ Owned ☑
If rented, please list company
If owned, does it stay with the property? Yes ☑ No ☐
Any known problems? Yes ☐ No ☑ N/A ☐ UNK ☐
If yes, explain:
Dates of repairs and/or replacement: Installed new 6/2023

24. Rented/Leased Equipment? Yes ☐ No ☑ N/A ☐ UNK ☐
If yes, please list the equipment staying with the property

Seller Initials CSW 05/18/26 5:36 PM PDT dotloop verified
Seller Initials HSW 05/26/26 4:22 AM PDT dotloop verified
Buyer Initials
Buyer Initials

dotloop signature verification: dtlp.us/CJyQ-EB5i-5vSa5

Any Additional Information:

Please use additional sheets as necessary.

SELLER(S) DISCLOSURE STATEMENT IS NOT REQUIRED IN THE FOLLOWING INSTANCES: (1) Property contains no dwelling units or more than four dwelling units; (2) The transfer is made pursuant to court order; (3) The transfer is by mortgagor or mortgagee incident to a foreclosure or deed in lieu of foreclosure, or is incident to contract forfeiture; (4) 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; (5) A transfer between joint tenants or tenants in common; (6) A transfer to a spouse or a lineal descendent of the transferor; (7) A transfer between spouses as a result of dissolution of marriage or legal separation; (8) A transfer to or from a governmental body; (9) A transfer by quit claim deed; (10) A transfer by a power of attorney.

SELLER(S) DISCLOSURE: Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s). The Seller(s) has owned the property since 11/1/2022. The Seller(s) certifies that as of the date signed, this information is true and accurate to the best of my/our knowledge. Seller(s) acknowledge(s) the requirement that Buyer(s) be provided with the "*Iowa Radon Home-Buyers and Seller Fact Sheet*" prepared by the Iowa Department of Public Health.

Cynthia S. Woods dotloop verified 05/18/26 5:36 PM PDT LG9J-XKWW-9AF8-9KJU
Seller date

Hugh S. Woods dotloop verified 05/26/26 4:22 AM PDT W7US-8UCS-90YF-HNPN
Seller date

BUYER(S) ACKNOWLEDGEMENT: 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) wish to obtain. Buyer(s) acknowledge receipt of the "*Iowa Radon Home-Buyers and Seller Fact Sheet*" prepared by the Iowa Department of Public Health.

Buyer date

Buyer date

Seller Initials CSW 05/18/26 5:36 PM PDT dotloop verified Seller Initials HSW 05/26/26 4:22 AM PDT dotloop verified Buyer Initials Buyer Initials