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RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

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

Address of Property: 405 North 4th Street, West Branch, IA 52358

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 558A.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: North Wall of basement seeps during heavy rains
   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: New roof 09/26
   Dates of repairs::
   Age of Roof? New

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:
   Results of last report:

4. Septic Tanks / Drainage Fields: Yes ☐ No ☐ N/A ☒ UNK ☐
   Any known problems? Yes ☐ No ☐ N/A ☒ UNK ☐
   If yes, explain:
   Date of repairs and/or replacement:
   Location of septic tank:
   Date tank was last cleaned/pumped:
   Septic Tank Size (gallons):

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:
   Dates of repairs:
   Age of Heating System? Unknown (2017?)

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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 (2017?)

8. Plumbing System(s):
Any known problems? Yes ☐ No ☒ N/A ☐ UNK ☐
If yes, explain:
Dates of repairs and/or replacement:
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:

10. Pest Infestation (e.g., termites, carpenter ants): Any known problems? Yes ☐ No ☒ N/A ☐ UNK ☐
If yes, date(s) of treatment(s):
Any known structural damage? Yes ☐ No ☒ N/A ☐ UNK ☐
If yes, explain:
Dates of repairs and/or replacements:

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: April 12th 2017
Results of last report: 4.5 PCi/l
Radon Mitigation System installed 2017

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? Residential

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:

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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: (Previous owner installed french drain North of garage in 2018)

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: Roof claim, ($13,000) Hail damage 3/10/26

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:

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

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Any Additional Information:

1.) no gutters East side of Garage of front porch

2.) Mortar added in elevated room in basement on west wall 2024 to replace missing mortar

3.) Basement and garage and exterior do not have GFCI outlets

4.) No vertical guard rail spendals on basement stairwell

5.) From previous inspection old fire damage noted in the attic. Rafters have been repaired and no signs of negative impact were reported

6.) Some bat droppings noted in report from previous inspection, but no current bat activity noted

7.) Some uneven settling/cracks in garage and driveway

8.) One floor joist is off by approximately one inch in basement storage room

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 July 2024. 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.

Blake Van [illegible] 10/10/26
Seller date

Ali Van Veldhuizen dotloop verified 10/12/26 11:36 AM CDT TWTT-CUSP-UTTH-FJDQ
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

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