



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address: Ground Breaker Homes, LLC

107 N 36th St. Cumming, IA 50061

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; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; 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 so, you may stop here.

| | |
|--------|------|
| | |
| Seller | Date |
| | |
| Buyer | 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 BR

Buyer initials

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

1. **Basement/Foundation:** Has there been known water or other problems? Yes No Unknown If yes, please explain: N/A

2. **Roof:** Any known problems? Yes No Unknown Type N/A
Unknown Date of repairs/replacement N/A Unknown
Describe: N/A

3. **Well and pump:** Any known problems? Yes No Unknown Type of well (depth/diameter), age and date of repair: N/A Has the water been tested? Yes No Unknown
If yes, date of last report/results: N/A

4. **Septic tanks/drain fields:** Any known problems? Yes no Unknown Location of tank N/A
Unknown Age Unknown
Has the system been inspected within 2 years or pumped/cleaned within 3 years?
Yes No UNK Date of inspection N/A UNK Date tank last cleaned/pumped N/A UNK

- 5. **Sewer:** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs N/A
- 6. **Heating system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs N/A
- 7. **Central Cooling system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs N/A
- 8. **Plumbing system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs N/A
- 9. **Electrical system(s):** Any known problems? Yes No Any known repairs/replacement? Yes No
Date of repairs N/A
- 10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)
Any known problems? Yes No Unknown Date of treatment N/A
Previous Infestation/Structural Damage? Yes No Date of repairs N/A
- 11. **Asbestos:** Is asbestos present in any form in the property? Yes No Unknown If yes, explain: N/A
- 12. **Radon:** Any known tests for the presence of radon gas? Yes No If yes, test results? passive system
Date of last report N/A
Seller Agrees to release any testing results. **If not,** Check here
- 13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint?
Yes No Unknown If yes, what were the test results? N/A

Has the lead disclosure form and pamphlet been provided? Yes No
- 14. **Any known** encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes No Unknown
- 15. **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 Unknown
- 16. **Structural Damage:** Any known structural damage? Yes No Unknown
- 17. **Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes No Unknown
- 18. **Is the property located in a flood plain?** Yes No Unknown If yes, flood plain designation N/A
- 19. **Do you know the zoning classification of this property?** Yes No Unknown
What is the zoning? Residential
- 20. **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: Contact Listing Agent

You MUST explain any "Yes" responses above (Attach additional sheets if necessary):

Buyer is responsible for reading the covenants. GWC HOA is \$650 Annually. \$500 towards GWC HOA, and \$150 towards Middlebrook Master Association.

Seller initials

BR
11/18/22
1:29 PM CST
dotloop verified

Buyer initials

II. Appliances/Systems/Services (Note: 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.

| | Included | Working? | | | Rented? | | Included | Working? | | | |
|--------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---------|--------------------------|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | | Yes | No | OR Unknown | Yes | No | | Yes | No | OR Unknown | |
| Range/Oven | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Lawn Sprinkler System | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Dishwasher | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Solar Heating System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Refrigerator | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Pool Heater, Wall liner & equipment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hood/Fan | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Well & Pump | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Disposal | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Smoke Alarm | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TV receiving Equipment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Septic Tank & Drain field | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sump Pump | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | City Water System | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Alarm System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | City Sewer System | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Central AC | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Plumbing System | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Window AC | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Central Heating System | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Central Vacuum | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Water Heater | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gas Grill | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Windows | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Attic Fan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Fireplace/Chimney | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Intercom | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Wood Burning System | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Microwave | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Furnace Humidifier | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Trash Compactor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Sauna/Hot tub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ceiling Fan | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Locks and Keys | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Softener/ Conditioner | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | Dryer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| LP Tanks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | Washer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Keys & Locks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Storage Shed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Swing Set | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Boat Dock | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Basketball Hoop | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | Boat Hoist | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Underground "Pet fence" | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | |
| Pet Collars | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | # of collars | | | | | |
| Garage door opener | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | # of remotes | | | | | 2 |

Exceptions/Explanations for "NO" responses above:

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

Seller initials  Buyer initials

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

- Any significant structural modification or alteration to property? Yes No Unknown Please explain: N/A
- Has there been a property/casualty loss or insurance claim over \$5,000, or major damage to the property from fire, wind, hail, flood(s) or other conditions? Yes No Unknown If yes, has the damage been repaired/replaced? Yes No

- 3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? Yes No Unknown
- 4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes No Unknown
- 5. Private burial grounds: Does property contain any private burial ground? Yes No Unknown
- 6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes No Unknown
- 7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes No Unknown
If yes, what were the test results? N/A
- 8. Attic Insulation: Type Blown-In Unknown Amount N/A Unknown
- 9. Are you aware of any area environmental concerns? Yes No Unknown If yes, please explain: N/A
- 10. Are you related to the listing agent? Yes No If yes, how? See Below
- 11. Where survey of property may be found: Recorded plat at recorder's office, or site plan from builder

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

Seller/Builder (Steve Bruere and Kalen Ludwig) are licensed agents in the State of Iowa.

12. Repairs: Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.) (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary)

N/A

Seller has owned the property since 2022. 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.**

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

Seller Becky Rozenboom dotloop verified 11/18/22 1:29 PM CST L710-AXWL-MHAS-FEIV Seller _____

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 acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer _____ Buyer _____