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SELLERS DISCLOSURE OF PROPERTY CONDITION

CENTRAL IOWA BOARD OF REALTORS®, INC.

Property Owner(s) & Address: Curt Lambertsen Revocable Trust

Sec. 4, Twp. 87, Rng. 19; Parcel IDs (871904200007, 871904200009); 22110 County Highway S56 Eldora, IA 50627

Purpose of the Disclosure: Completion of this form is required under Iowa law which mandates that Sellers disclose the condition and information about the property.

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 a 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. [IA Code 558A.1]: A transfer 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.** Seller[s] certifies that the property is exempt from the requirement[s] of 558A because one of the above exemptions apply. If so, you may stop here. However, if the property was built prior to 1978, you must complete the Lead Based Paint Disclosure.

SELLER	Date	SELLER	Date
BUYER	Date	BUYER	Date

Instructions to the Seller: [**1**] Provide information in good faith and make a reasonable effort to ascertain the required information. [**2**] Complete this form yourself and fill in all blanks. [**3**] Report known conditions materially affecting the property. [**4**] Additional pages or reports may be attached. [**5**] If some items do not apply to your property, check or write "NA" [not applicable]. [**6**] All approximations must be identified with "AP". If you do not know the facts, check or write "Unkn". [**7**] Keep a copy of this statement for your records.

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 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 the representations of the Agent. **The Agent has no independent knowledge of condition of the property except that to which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

I. PROPERTY CONDITION & IMPROVEMENTS: [*Section I is Mandatory*]

1. **Basement and/or Foundation:** Has there been known water or other problems? [☑]NA [☐]Yes [☐]No [☐]Unkn
   If yes, explain: _____

2. **Roof:** Any known problems? [☐]Yes [☑]No [☐]Unkn
   Age: 2012 Type of material: Metal Date of repairs: _____
   If yes, explain: _____

3. **Physical Problems:** Any known settling, flooding, drainage or grading problems? [☐]Yes [☑]No [☐]Unkn
   If yes, explain: _____

4. **Lead-Based Paint:** Any known to be present in the structure? [☑]NA [☐]Yes [☐]No [☐]Unkn
   [See ***DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARD,*** if applicable.]

5. **Septic Tank/Drain Fields:** Are there any known problems? [☐]NA [☐]Yes [☑]No [☐]Unkn Age: Built in 2012
   Location: East of the building Date of inspection _____
   Has the system been inspected within 2 years or pumped/cleaned within 3 years? No Date _____

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6. **Is the property located in a flood plain?**[☐]NA [☐]Yes [☑]No [☐]Unkn
   If yes, what is the flood plain designation? _____

7. **Structural Damage:** Are there any known problems? [☐]NA [☐]Yes [☑]No [☐]Unkn
   If yes, explain: _____

8. **Well & Pump:** Any known problems? [☑]NA [☐]Yes [☐]No [☐]Unkn If yes, explain: _____
   Age: _____ Location: _____ Type: _____ Depth: _____ Diameter: _____
   Has well water been tested? [☐]Yes [☐]No [☐]Unkn If yes, report results: _____

9. **Sewer:** Are there any known problems? [☑]NA [☐]Yes [☐]No [☐]Unkn
   If yes, explain: [include date of repairs] _____

10. **Heating System[s]:** Are there any known problems? [☐]NA [☐]Yes [☑]No [☐]Unkn
    Age: 2012 If yes, explain: [include date of repairs] _____

11. **Central Cooling System[s]:** Are there any known problems? [☐]NA [☐]Yes [☑]No [☐]Unkn
    Age: 2012 If yes, explain: [include date of repairs] _____

12. **Plumbing System[s]:** Are there any known problems? [☐]NA [☐]Yes [☑]No [☐]Unkn
    If yes, explain: [include date of repairs] _____

13. **Electrical System[s]:** Are there any known problems? [☐]NA [☐]Yes [☑]No [☐]Unkn
    If yes, explain: [include date of repairs] _____

14. **Pest Infestation:** [wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.]
    Are there any known problems? [☐]NA [☐]Yes [☑]No [☐]Unkn Date of treatment _____
    Any previous infestation damage? [☐]NA [☐]Yes [☑]No [☐]Unkn Date of treatment _____

15. **What is the zoning for this property?** Ag / Conservation Any non-conforming uses? _____

16. **Asbestos:** Is there any known presence of asbestos in the property? [☐]Yes [☑]No [☐]Unkn If yes, explain:

    _____

17. **Radon:** Are there any known tests for the presence of radon gas? [☐]Yes [☑]No [☐]Unkn
    If yes, explain: (include date of test and results) _____

18. **Covenants:** Any known restrictive covenants on the property? [☐]Yes [☑]No [☐]Unkn. If yes, and the buyer desires to view the covenants prior to offer, where may they be found? _____

19. **Homeowners Association** Are there any encroachments, easements, "common areas" (pools, tennis courts, walkways, or other areas co-owned), zoning violations, nonconforming uses, or Homeowners Association, which has authority over the property? [☐]NA [☐]Yes [☑]No [☐]Unkn
    Are there dues? If so, $_____/ ☐ year ☐ month.

    _____

20. Are there features of the property shared in common with adjoining landowners, such as walk, fences, roads, and driveways whose use or responsibility for maintenance may have an effect on the property?[☐]Yes [☑]No [☐]Unkn

    _____

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NOTE: Section B & C are for the convenience of Buyer/Seller and are not mandatory.

B. APPLIANCES, SYSTEMS, & SERVICES: [check all that apply]

Note: 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.

	NA	Incld	Working					NA	Incld	Working				
Dishwasher.	☑	☐	☐	Yes	☐	No	☐ Unkn	Intercom System	☑	☐	☐	Yes	☐	No	☐ Unkn
Dryer	☐	☑	☑	Yes	☐	No	☐ Unkn	Keys for all Locks	☐	☑	☑	Yes	☐	No	☐ Unkn
Microwave	☐	☑	☑	Yes	☐	No	☐ Unkn	Lawn Sprinkler/Irrigation	☑	☐	☐	Yes	☐	No	☐ Unkn
Oven/Range/Cooktop	☐	☑	☑	Yes	☐	No	☐ Unkn	Pet Fence [Underground]	☑	☐	☐	Yes	☐	No	☐ Unkn
Refrigerator	☐	☑	☑	Yes	☐	No	☐ Unkn	Pool Heater, Wall Liner&Equip.	☑	☐	☐	Yes	☐	No	☐ Unkn
Washer	☐	☑	☑	Yes	☐	No	☐ Unkn	Propane Tank	☐	O/R	☑	Yes	☐	No	☐ Unkn
Alarm System	☑	☐	☐	Yes	☐	No	☐ Unkn	Satellite Dish	☑	☐	☐	Yes	☐	No	☐ Unkn
Attic Fan	☑	☐	☐	Yes	☐	No	☐ Unkn	Satellite Receiver	☑	☐	☐	Yes	☐	No	☐ Unkn
Basketball Hoop	☑	☐	☐	Yes	☐	No	☐ Unkn	Sauna and/or Hot Tub	☑	☐	☐	Yes	☐	No	☐ Unkn
Ceiling Fan	☐	☑	☑	Yes	☐	No	☐ Unkn	Smoke Alarms	☑	☐	☐	Yes	☐	No	☐ Unkn
Central Vacuum	☑	☐	☐	Yes	☐	No	☐ Unkn	Softener/Conditioner/Filter	☐	O/R	☑	Yes	☐	No	☐ Unkn
Doorbell	☑	☐	☐	Yes	☐	No	☐ Unkn	Sump Pump	☑	☐	☐	Yes	☐	No	☐ Unkn
Exhaust Hood Fan	☑	☐	☐	Yes	☐	No	☐ Unkn	Thermostat	☐	☑	☑	Yes	☐	No	☐ Unkn
Fireplace/Chimney	☑	☐	☐	Yes	☐	No	☐ Unkn	Water Heater	☐	☑	☑	Yes	☐	No	☐ Unkn
Furnace Humidifier	☑	☐	☐	Yes	☐	No	☐ Unkn	Window Air Conditioner	☑	☐	☐	Yes	☐	No	☐ Unkn
Garage Door Remote	☐	☑	☑	Yes	☐	No	☐ Unkn	Windows	☐	☑	☑	Yes	☐	No	☐ Unkn
Garbage Disposal	☑	☐	☐	Yes	☐	No	☐ Unkn	Wood Burning System	☐	☑	☑	Yes	☐	No	☐ Unkn

Explain any "No" responses: _____

List fixtures, window treatments, appliances, etc. excluded from the sale: _____

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

C. ADDITIONAL ITEMS: [check appropriate response]

1. Any significant structural modification or alteration to property? [☑ Yes [☐ No [☐ Unkn Please explain: Living Quarters added
2. Has the property been tested for the presence of mold? [if yes, list date of test and results below] [☐ Yes [☑ No [☐ Unkn
3. Has the property been tested for energy efficiency? [if yes, list date of test and results below] [☐ Yes [☑ No [☐ Unkn
4. Are there any underground tanks located on the property? [if yes, list location[s] below] [☐ Yes [☑ No [☐ Unkn
5. Has there been a property/casualty loss, an insurance claim, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? [☐ Yes [☑ No [☐ Unkn If yes, has the damage been repairs or replaced? [☐ Yes [☐ No
6. Are there any known private burial sites on the property? [if yes, list location[s] below] [☐ Yes [☑ No [☐ Unkn
7. Are you related to the listing agent? [describe relationship below] [☐ Yes [☑ No
8. Are you a licensed Real Estate Agent? [☐ Yes [☑ No
9. Are there any known class action law suits regarding this property? [if yes, list below] [☐ Yes [☑ No [☐ Unkn
10. Are you aware of any environmental concerns? [if yes, list below] [☐ Yes [☑ No [☐ Unkn
11. 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 ☐ Unkn

If the answer to any of the items in Section C above is yes, explain: [attach additional sheets if necessary] Living Quarters were added.

Seller has owned property since 2011. The residence was built in 2012 as per city assessor. Seller has indicated above the history and condition of all items based solely on information known to Seller. If any changes occur in structural, mechanical, appliances, systems, etc. of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer in writing. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees [brokers or salespersons]. **Seller hereby acknowledges Seller has retained a copy of this statement.**

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

SELLER Curt Lambertsen dotloop verified 11/05/26 5:45 AM CST D0TV-X000-U622-Q4GS **Date** 11/04/2026 **SELLER** _____ **Date** _____

Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health. Buyer hereby acknowledges receipt of a copy of this statement.

BUYER _____ **Date** _____ **BUYER** _____ **Date** _____

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ONLY TO BE COMPLETED IF THE HOME WAS BUILT PRIOR TO 1978

SELLER DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARD

Property Address: _____ Age of dwelling: _____

Property Owner: [print per title] _____

Lead-Based Paint Warning: Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978, is notified that such property may represent exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in your children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possibly lead-based paint hazards is recommended prior to purchase.

A. SELLER'S DISCLOSURE: [initial below, check appropriate response]

_____ 1. Presence of lead-based paint and/or lead-based paint hazards are present in the dwelling. [check one below]

☐ Known lead-based paint and/or lead-based paint hazards are present in the dwelling. [explain below]

☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the dwelling.

_____ 2. Records and reports available to the Seller. [check one below]:

☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the dwelling. [list records and reports below]

☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the dwelling.

B. BUYER'S ACKNOWLEDGEMENT: [initial below, check appropriate response]

_____ 1. ☐ Buyer has received copies of all information listed above.
☐ No records or reports were available.

_____ 2. ☐ Buyer has received the pamphlet Protect Your Family from Lead in Your Home, Lead Poisoning, How to Protect Iowa Families, or a similarly approved booklet.

_____ 3. ☐ Buyer has received a 10-day opportunity [or mutually agreed upon period of time] to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling.

☐ Buyer WAIVES the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards in the dwelling.

AGENT'S ACKNOWLEDGEMENT: [initial below, check appropriate response]

_____ 1. ☐ Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY:

The following parties have reviewed and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Seller hereby acknowledges Seller has retained a copy of this statement.

SELLER _____ Date _____

SELLER _____ Date _____

AGENT _____ Date _____

Buyer hereby acknowledge receipt of a copy of this statement.

BUYER _____ Date _____

BUYER _____ Date _____

AGENT _____ Date _____

Revised 05/16

- document only necessary for dwellings built prior to 1978 -