



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address: Hayden & Katherine Wilkens 720 E Ave, Nevada, IA 50201

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; 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; 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 claiming an exemption, sign here and stop.

Signature and date lines for Seller(s). Includes two rows of boxes for Seller, Date, Seller, 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: [Handwritten initials] Buyer Initials: [Empty boxes]

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

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

- 1. Basement/Foundation: Has there been known water or other problems? Yes [X] No [] Unknown [] If yes, please explain: some seepage under cellar door w/ heavy rain
2. Roof: Any known problems? Yes [] No [X] Unknown [] Roof Type asphalt shingles Date of repairs/replacement (If any) 2018 Describe:

- 53 3. **Well and Pump:** Any known problems?..... N/A Yes No Unknown
- 54 Type of well (depth/diameter), age and date of repair: _____
- 55 Has the water been tested?..... Yes No Unknown
- 56 If yes, date of last report/results: _____
- 57
- 58 4. **Septic Tanks/Drain Fields:** Any known problems?..... N/A Yes No Unknown
- 59 Location of tank _____ Age _____ Unknown
- 60 Has the system been pumped and inspected within the last 2 years?..... Yes No Unknown
- 61 Date of inspection _____ Date tank last cleaned/pumped _____ N/A Unknown
- 62
- 63 5. **Sewer:** Any known problems?..... Yes No Unknown
- 64 Any known repairs/replacement?..... Yes No Unknown
- 65 Date of repairs _____
- 66
- 67 6. **Heating System(s):** Any known problems?..... Yes No Unknown
- 68 Any known repairs/replacement?..... Age: 2011 Yes No Unknown
- 69 Date of repairs _____
- 70
- 71 7. **Central Cooling System(s):** Any known problems?..... Yes No Unknown
- 72 Any known repairs/replacement?..... Age: 2022 Yes No Unknown
- 73 Date of repairs _____
- 74
- 75 8. **Plumbing System(s):** Any known problems?..... Yes No Unknown
- 76 Any known repairs/replacement?..... Yes No Unknown
- 77 Date of repairs _____
- 78
- 79 9. **Electrical System(s):** Any known problems?..... Yes No Unknown
- 80 Any known repairs/replacement?..... Yes No Unknown
- 81 Date of repairs _____
- 82
- 83 10. **Pest Infestation:** (wood-destroying insects, bath, snakes, rodents, destructive/troublesome animals, etc.)
- 84 Any known problems?..... Yes No Unknown
- 85 Date of treatment _____
- 86 Previous Infestation/Structural Damage?..... Yes No Unknown
- 87 Date of repairs _____
- 88
- 89 11. **Asbestos:** Is asbestos present in any form in the property?..... Yes No Unknown
- 90 If yes, explain: _____
- 91
- 92 12. **Radon:** Any known tests for the presence of radon gas?..... Yes No Unknown
- 93 If yes, test results? 9 pCi/L Date of last report 4/26/23
- 94
- 95 13. **Lead Based Paint:** Known to be present in the property..... Yes No Unknown
- 96 Has the property been tested for the presence of lead-based paint?..... Yes No Unknown
- 97 **Provide lead-based paint disclosure.**
- 98
- 99 14. Are there currently, or have there ever been, any lead service lines present?..... Yes No Unknown
- 100
- 101 15. Any known encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas
- 102 co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority
- 103 over the property?..... Yes No Unknown

- 104 16. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and
 105 driveways whose use or maintenance responsibility way have an effect on the property?..... Yes No Unknown
 106 *fence ownership unknown*
- 107 17. **Structural Damage:** Any known structural damage?..... Yes No Unknown
- 108
- 109 18. **Physical Problems:** Any known settling, flooding, drainage or grading problems?..... Yes No Unknown
- 110
- 111 19. Is the property located in a flood plain?..... Yes No Unknown
 112 If yes, flood plain designation: _____
- 113
- 114 20. Do you know the zoning classification of this property?..... Yes No Unknown
 115 If Yes, what is the zoning? *residential*
- 116
- 117 21. **Covenants:** Is the property subject to restrictive covenants?..... Yes No Unknown
 118 If yes, attach a copy OR state where a true, current copy of the covenants can be obtained: On file at County Recorder's
 119 office or: _____
- 120

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

122

123

124

125

126 Seller Initials *HSW* *KW* Buyer Initials

127

128 **II. Appliances/Systems/Services (Section II is for the convenience of Buyer/Seller and is not mandatory)**

129

130 **Notice.** Items marked "included" are intended to remain with the property after sale. However, included items may be
 131 negotiable between **Buyer and Seller**, and requested items should be in writing as either **included or excluded** in any
 132 **Offer to Buy/Purchase Agreement**. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	Working?					Working?			
	Included	Yes	No	N/A		Included	Yes	No	N/A
136 Range/Oven	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn Sprinkler System		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
137 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 checked="" type="checkbox"/>
138 Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Heater/Liner/Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
139 Hood/Fan Disposal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & Pump		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
140 TV Receiving Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke Alarm	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
141 Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Carbon Monoxide Detector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
142 Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City Water System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
143 Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Sewer System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
144 Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
145 Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Heating System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
146 Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Heater		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
147 Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
148 Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
149 Microwave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
150 Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Furnace	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
151 Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
152 Water Softener/Conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
153 LP Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locks and Keys	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
154 LP Keys & Locks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
155 Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
156 Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storage Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
157 Garage Door Opener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground "Pet Fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
158 Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
159 Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	# of remotes		# of collars		

160 **Exceptions/Explanations for "NO" responses above:**

161
162
163
164
165

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

168 Seller Initials HSW YW Buyer Initials

171
172 **III. Additional Non-Mandatory Requested Items:** Are you as the Seller aware of any of the following:

173
174 1. Any significant structural modification or alteration to property?.....Yes No Unknown
175 Please explain: _____

176 2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the
177 property from fire, wind, hail, flood(s) or other conditions?..... Yes No Unknown
178 If yes, has the damage been repaired/replaced?..... Yes No

179 3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's
180 association of which you have knowledge?..... Yes No Unknown

181 4. **Mold:** Does property contain toxic mold that adversely affects the property or occupants?... Yes No Unknown

182 5. **Private Burial Grounds:** Does property contain any private burial ground?..... Yes No Unknown

183 6. Neighborhood or Stigmatizing conditions or problems affecting this property?..... Yes No Unknown

184 7. **Energy Efficiency Testing:** Has the property been tested for energy efficiency?..... Yes No Unknown
185 If yes, what were the test results? _____

186 8. **Attic Insulation:** Type fiberglass Unknown Amount _____ Unknown

187 9. Are you aware of any area environmental concerns?..... Yes No Unknown
188 If yes, please explain: _____
189 _____

190 10. Are you related to the listing agent? Yes No If yes, how? _____

191 11. Where survey of property may be found: Abstract

192 12. **Wind Farms:** Is the subject property encumbered by certain Wind Energy rights?.....Yes No
193 If yes, rights by: Lease , Easement , Other Define Other: _____
194 Wind Farm Company, Owner: _____

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

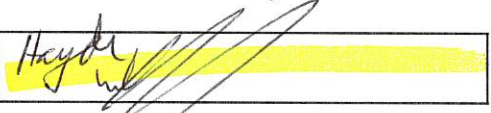
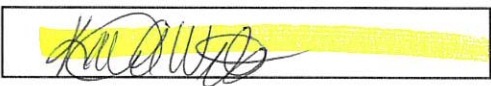
197
198

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

200
201
202
203
204

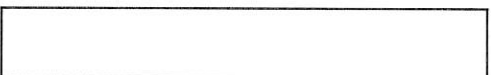
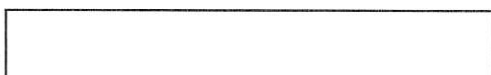
205
206 **IV. Radon Fact Sheet & Form Acknowledgement**

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

209
210 Seller  Seller  Date 3/25/26
211
212

213
214 Seller has owned the property since 05/23/2023 (date). Seller has indicated above the history and condition of
215 all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the
216 structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will
217 immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not
218 directly wade by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges Seller has
219 retained a copy of this statement.

220
221 **Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or**
222 **to substitute for any inspection the buyer(s) may wish to obtain.**
223

224
225
226 Buyer  Buyer  Date _____
227

LEAD-BASED PAINT DISCLOSURE

Property Address: 720 E Ave, Nevada, IA 50201

LEAD WARNING STATEMENT: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young 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 possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

Seller's Initials For Section A	
HSC	KW

A. Presence of lead-based paint and/or lead based paint hazards (check one below):

- Known lead based paint and/or lead-based paint hazards are present in the housing (attach explanation if applicable)
- Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing

Seller's Initials For Section B	
HSC	KW

B. Records and Reports available to the seller (check one below):

- Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead based paint in the housing (list documents on an attachment if applicable)
- Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT

Buyer's Initials For Section C	

C. Purchaser acknowledges (check one below):

- Purchaser has received copies of all information listed above
- No records or reports were available

Buyer's Initials For Section D	

D. Purchaser has received pamphlet "Protect Your Family From Lead in Your Home"

E. Purchaser has (check one below):

- Received a 10 calendar day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
- Waived the to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer's Initials For Section E	

AGENT'S ACKNOWLEDGEMENT

Seller's Agent's Initials For Section F	Buyer's Agent's Initials For Section G
Jrc	

F. The Seller's Agent has informed the Seller of the Seller's obligations under 42 U.S.C 4852d and is aware of his/her responsibility to ensure compliance.
 Or check here if N/A - Seller is not represented by a real estate licensee.

G. The Buyer's Agent has informed the Seller of the Seller's obligations under 42 U.S.C 4852d and is aware of his/her responsibility to ensure compliance.
 Or check here if N/A - Buyer's Agent is not receiving compensation from the Seller.

CERTIFICATION OF ACCURACY

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

	3/25/26
Seller	Date

Purchaser	Date

	3/25/26
Seller	Date

Purchaser	Date

	3/25/26
Listing Agent	Date

Selling Agent	Date