CEDAR RAPIDS
AREA ASSOCIATION OF REALTORS

SELLER'S PROPERTY DISCLOSURE

Subject Property Address: 305 1st Ave, Hiawatha, Ia 52233

Purpose of Statement: Completion of this form shall satisfy the requirements of the Iowa Code which mandates the Seller's disclosure of the condition of and information about the property the Seller(s) is/are about to sell. This statement shall not be a warranty of any kind by the Seller(s) or Seller's agent and shall not be intended as a substitute for any inspection or warranty the Buyer(s) may wish to obtain.

Seller's Disclosure: As the Seller(s), I/we disclose the following information regarding the property and certify that this information is true and accurate to the best of my/our knowledge as of the date signed. Seller(s) authorize(s) the agent to provide a copy of this statement to any person or entity in connection with the actual or anticipated sale of the property. The following are representations made by Seller(s) and are not the representations of the agent, who has no independent knowledge of the condition of the property except that which is set out on this form and the Seller(s) agree(s) to indemnify and hold the brokers and members of the Multiple Listing Service harmless in the event that it is incorrect. **Please be aware that the Purchase/Sales Contract supersedes this Seller's Property Disclosure and the MLS listing. *Items included or excluded in the Purchase/Sales Contract will take precedence.***

Instructions to the Seller(s): (1) Complete this form yourself and fill in all blanks regarding the time you have owned the property. (2) Report known adverse conditions affecting the property. These conditions or occurrences may be but are not limited to matters that may significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to the real estate and/or present a significant health risk to the occupants of the property. (3) Additional pages or reports may be attached. (4) If some items do not apply to your property, answer N/A. (5) All approximations must be identified as approximations with AP. If you do not know the facts, answer with Unknown or UNK.

Owner's name(s). Please print: Roxanna M Drees

Groundwater Hazard:

Is there a private burial site, well, geothermal system, solid waste disposal, underground storage tank, hazardous or private sewage disposal system on the property as described in Iowa Code section 558.69? If no, this transaction is exempt from the requirement to submit a Groundwater Hazard Statement. ☐ Yes ☒ No

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwelling units; court ordered transfers; transfers by 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. 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. ☐ Property is exempt because one or more of the above exemptions apply. **(If exempt – STOP HERE AND SIGN)**

X _____ Date: _____ X _____ Date: _____
Roxanna M Drees

1. **How long have you owned the property?** 14 ☒ years ☐ months
2. **This is my:** ☒ Residence ☐ Investment property ☐ Other _____
3. **OCCUPANCY TYPE IS ONE OF THE FOLLOWING:** ☒ SINGLE FAMILY ☐ CONDOMINIUM ☐ ZERO LOT LINE/BI-ATTACHED ☐ MULTI-FAMILY (2-4 UNITS)
4. **ENCROACHMENTS/EASEMENTS/SHARED OR CO-OWNERSHIP:**

A.	Does anything on your property extend onto (encroach on) your neighbor's property, or does anything on your neighbor's property extend onto (encroach on) your property? If Yes, explain below or on page 6.	☐ Yes ☒ No ☐ Unknown
B.	Are there any easements or other's rights affecting the property? If Yes, explain below or on page 6.	☐ Yes ☒ No ☐ Unknown
C.	Any features of the property known to be shared in common with adjoining landowners, such as fences, roads, driveways, wells, septic systems, etc. whose use or maintenance responsibility may have an effect on the property? If Yes, explain below or on page 6.	☐ Yes ☒ No ☐ Unknown
D.	Is the property subject to restrictive covenants, bylaws, or declarations? If Yes, attach a copy with this disclosure.	☐ Yes ☒ No ☐ Unknown
E.	Are there any special assessments proposed, levied, or pending against the property? If Yes, explain below or on page 6 how much and the purpose for the assessment.	☐ Yes ☒ No ☐ Unknown

Comments: _____

5. **IS THIS PROPERTY SUBJECT TO A HOMEOWNERS ASSOCIATION (HOA)? ☐ Yes ☒ No If No, skip this section.**

A.	Is the property subject to by-laws, rules and regulations, or declarations? If Yes, provide copies.	☐ Yes ☒ No ☐ Unknown
B.	Are there any common areas, such as pools, tennis courts, walkways, streets, driveways, etc. that are co-owned with others, or a homeowners association (HOA) which has authority over the property? If Yes, explain below or on page 6.	☐ Yes ☒ No ☐ Unknown
C.	Is this HOA set up as an age 55 and older community?	☐ Yes ☒ No ☐ Unknown
D.	Are there any special assessments proposed or levied by the HOA against the property? If Yes, explain below or on page 6 how much and the purpose for the assessment.	☐ Yes ☒ No ☐ Unknown
E.	Has the HOA filed an insurance claim in the most recent five (5) years for a property/casualty loss or major damage? (i.e., hail, fire, wind, flood, landslide, etc.)	☐ Yes ☒ No ☐ Unknown

Listing

AMD _____ _____ 11-17-24
Seller(s) initials Date

Sale

_____ _____ _____
Buyer(s) initials Date

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F.	Are dues payable to the HOA? If No, skip to number 6. If Yes, what is the amount? $_____	☐ Yes ☒ No
G.	What is the frequency? ☐ Monthly ☐ Quarterly ☐ Semiannual ☐ Annually	
H.	What do they cover? _____	
I.	Is the HOA planning to raise dues? If so, what is the new amount and start date: $_____ Date:_____	☐ Yes ☒ No ☐ Unknown
J.	Is there a new owner start-up fee? If so, how much is the start-up fee? $_____	☐ Yes ☒ No ☐ Unknown

Comments: _____

6. ACCESS: Is the property on a public street/road? ☒ Yes ☐ No If Yes, skip to number 7.

A.	Is there a ☐ road or ☐ easement for access to the property?	☐ Yes ☐ No ☐ Unknown
B.	If Yes, is the road agreement or easement recorded?	☐ Yes ☐ No ☐ Unknown ☐ N/A
C.	If the road or easement is shared with any other property, is there a written and recorded agreement? If Yes, provide copy of agreement.	☐ Yes ☐ No ☐ Unknown ☐ N/A
D.	Has there been any standing or running water, flooding or mud that affects use of the access road or easement?	☐ Yes ☐ No ☐ Unknown
E.	Do you know of any plans or have you received notice to improve the roadway/easement or know of any future plans to dedicate the roadway to the city or county? If Yes, explain below or on page 6.	☐ Yes ☐ No

Comments: _____

7. ZONING AND RESTRICTIONS:

A.	To the best of your knowledge, do all structures including house, carport(s), garage(s), shed(s), accessory building(s) meet applicable zoning setback & height requirements? If No, explain below or on page 6.	☒ Yes ☐ No ☐ Unknown
B.	Are there any county, city or private restrictions on the use of the property? If Yes, explain below or on page 6.	☐ Yes ☒ No ☐ Unknown
C.	Do you know the present zoning classification? If so, indicate here: residential	☒ Yes ☐ No ☐ Unknown
D.	Are there any zoning or land use changes that could affect the use of your property or adjacent properties? If Yes, explain below or on page 6.	☐ Yes ☒ No ☐ Unknown

Comments: _____

8. HAZARDOUS MATERIALS:

A.	Has there been the presence of, or has there been any known test for the presence of: ☐ Radon Gas ☐ Asbestos ☐ Lead Based Paint ☐ Toxic Mold ☐ Methamphetamine **If you selected any of the above in 8A, explain below or on page 6. Provide or attach test results if available.**	☐ Yes ☒ No ☐ Unknown
B.	Are there any underground storage tanks of any kind? If Yes, explain below or on page 6.	☐ Yes ☒ No ☐ Unknown

Comments: _____

9. FLOODING/SEEPAGE/SETTLING:

A.	Has there been any flooding or seepage in the basement, crawl space, or cement floor slab?	☒ Yes ☐ No ☐ Unknown
B.	Have there been any settling, flooding, drainage or grading problems? **If Yes at 9A or 9B, explain below or on page 6** and include what has been done regarding the situation including time frame and details.	☐ Yes ☐ No ☒ Unknown
C.	Is the property located in a government designated flood zone or flood plain? **If Yes, what is the current flood plain designation?**	☐ Yes ☒ No ☐ Unknown
D.	Has any part of the property been built up with fill dirt, waste, or other materials?	☐ Yes ☒ No ☐ Unknown

Comments: NE Basement corner damp in heavy rain. Twice this year trickle from that corner to drain. recently water sealed

10. ROOF:

Structure	Roof Type	Age	# of Layers
House	shingles	6 or 7 yrs.	1
Garage	shingles	6 or 7 yrs.	1

Listing

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Sale

Buyer(s) initials _____ _____ Date _____

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Subject Property Address: 305 1st Ave, Hiawatha, Ia 52233

A.	Has the roof(s) on the house, garage, outbuildings or shed leaked at anytime? **If Yes, explain details/location of the leak(s) below or on page 6.**	☒ Yes ☐ No ☐ Unknown ☐ N/A
B.	If Yes, has the roof(s) and all resulting damage been repaired? **If Yes, explain below or on page 6.**	☒ Yes ☐ No ☐ Unknown ☐ N/A
C.	Is there attic insulation? Type _____ Amount _____	☒ Yes ☐ No ☐ Unknown

Comments: derecho damage to roof repaired when sunroom added - new roof on house (or 7 years ago

11. STRUCTURAL CHANGES:

A.	Are there any structural, foundation, or other repairs that need to be made to the property? **If Yes, explain below or on page 6.**	☐ Yes ☒ No ☐ Unknown
B.	Have you made any structural changes to the home? **If Yes, explain below or on page 6.**	☒ Yes ☐ No
	If Yes, was a building permit and final inspection issued for the work?	☒ Yes ☐ No ☐ Unknown ☐ N/A
C.	Has there been a property/casualty loss, insurance claim, warranty settlement or major damage to the property? (i.e., hail, fire, wind, flood(s), landslide(s), etc.) **If Yes, explain below or on page 6.**	☒ Yes ☐ No ☐ Unknown

Comments: property ins. claim after derecho wind damage claim to fence, sunroom addition (or 7 yrs ago

12. WOOD DESTROYING INSECTS/ROT:

A.	Are there any active or inactive structural pest infestations? If Yes, provide date of most recent treatment: (date)_____	☐ Yes ☒ No ☐ Unknown
B.	Is there any wood destroying insect damage, water damage or dry rot to the house or other structures? **If Yes, explain below or on page 6.**	☐ Yes ☒ No ☐ Unknown
C.	Is there a "Wood Destroying Insect Warranty" presently in place for this property? **If No or Unknown, skip to number 13.**	☐ Yes ☒ No ☐ Unknown
	If Yes, will the warranty be transferred at closing?	☐ Yes ☐ No ☐ Unknown

Comments: terminex couple times a year

13. SEWAGE:

A.	The property is served by: ☒ Public sewer main ☐ Septic tank system ☐ Community septic system ☐ Other disposal system (describe) _____ **If the property is served by something other than a septic system, skip to 13I.**	
B.	Was a permit issued for the septic system construction?	☐ Yes ☐ No ☒ Unknown
C.	Was it approved by the city or county following its construction? When was it last pumped? _____ What is the age of the septic system? _____ What is the age of the drain field? _____	☐ Yes ☐ No ☒ Unknown
D.	Do you know the septic tank location and the drain field? **If Yes, explain below or on page 6.**	☐ Yes ☐ No
E.	Has the septic system and leach field been inspected and approved for real estate transfer within the last 24 months by a certified DNR Inspector, per Iowa Code 455B.172? If exempt-seller to certify property is exempt from the requirement(s) of Iowa Code 455B. Exemption will need to be filled in on Groundwater Hazard Statement.	☐ Yes ☐ No
F.	Sellers warrant, to the best of their knowledge, that the septic system is entirely located on the above property. **If No, please explain below or on page 6.**	☐ Yes ☐ No ☐ Unknown
G.	Sellers warrant, to the best of their knowledge, that the septic system is in good working order.	☐ Yes ☐ No ☐ Unknown
H.	Are there any plans to bring city sewer to your area or requirements to connect to city sewer?	☐ Yes ☐ No ☐ Unknown
I.	Is any part of the sewer or septic line Orangeburg pipe? **Explain answers below or on page 6 and/or provide documentation.**	☐ Yes ☐ No ☒ Unknown
J.	Have there been any sewer back ups? **If Yes, explain below or on page 6.**	☐ Yes ☐ No ☒ Unknown

Comments: laundry room drain & sink bubbled up - see attached invoice

Listing

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Sale

Buyer(s) initials _____ _____ Date _____

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Subject Property Address: 305 1st Ave, Hiawatha, Ia 52233

14. WATER:

A.	Is the well system operating properly (e.g., pipes, tank, pump, pressure, etc)?	☐ Yes ☐ No ☐ Unknown ☐ N/A
B.	Has the well water been tested and passed by the Health Department within the past year?	☐ Yes ☐ No ☐ Unknown ☐ N/A
C.	Has the well water ever failed to meet government contamination standards?	☐ Yes ☐ No ☐ Unknown ☐ N/A
D.	If the well serves anyone other than your property, is there a written and recorded agreement for sharing the costs of repairs and/or replacement? **If Yes, provide or attach the agreement.**	☐ Yes ☐ No ☐ Unknown ☐ N/A
E.	Are there any abandoned wells on the property?	☐ Yes ☐ No ☐ Unknown
F.	Are there any cisterns? ☐ Active ☒ Abandoned	☒ Yes ☐ No ☐ Unknown
G.	If your answer to 14E or 14F is "Yes", have they been capped or filled? **Explain below or on page 6.**	☒ Yes ☐ No ☐ Unknown ☐ N/A
H.	Are there any plans to bring public/city water service to your area? If Yes, will there be any requirements to connect to city water lines when available?	☐ Yes ☐ No ☐ Unknown ☒ N/A ☐ Yes ☐ No ☐ Unknown
I.	Are there currently, or have there ever been, any lead water service lines present? **If yes, explain below or on page 6**	☐ Yes ☐ No ☒ Unknown

Comments: HF - outside Kitchen Window (capped)

15. HEATING/COOLING/WATER HEATER :

A.	Age(s) of Heating Unit(s)? unk Cooling Unit(s)? unk Water Heater(s)? unk	
B.	Are there any problems with the heating system(s), cooling system(s) or water heater(s)? **If your answer to 15B is Yes or N/A, explain below or on page 6.**	☐ Yes ☒ No ☐ Unknown ☐ N/A
C.	Is the property served by Liquid Propane (LP) gas? **If No, skip to number 16.** If yes, the tank is ☐ leased ☐ owned and stays ☐ owned and will be removed If leased, the lease is with _____ (company)	☐ Yes ☒ No
D.	Will the LP gas in the tank be left for the Buyer(s) at closing? **If No, skip to number 16.**	☐ Yes ☒ No
E.	If Yes, will there be a dollar adjustment at closing? **If Yes, explain below or on page 6.**	☐ Yes ☒ No

Comments: _____

16. SYSTEMS AND EQUIPMENT:

A.	Is the electrical system, including wiring, switches, outlets, and service in proper working order to the best of your knowledge? **If No, explain below or on page 6.**	☒ Yes ☐ No ☐ Unknown
B.	Is the plumbing system, including pipes, faucets, fixtures, toilets, drains, and sewer lines in proper working order to the best of your knowledge? **If No, explain below or on page 6.**	☒ Yes ☐ No ☐ Unknown
C.	Is there a fireplace or other secondary heat source (e.g., Free standing stove, wood burning fireplace, gas fireplace, garage heater/furnace, etc.)? **If No, skip to number 16G. If Yes, is it in proper working order? If no, please explain:** _____	☒ Yes ☐ No
D.	Was there a building permit issued and a final inspection completed?	☐ Yes ☐ No ☐ Unknown
E.	If there is a chimney for the secondary heat source, is it in good repair?	☐ Yes ☒ No ☐ Unknown ☐ N/A
F.	When was it last cleaned? _____	
G.	Does this property have solar systems, equipment, or panels installed? If Yes, the seller must complete and attach the Solar Collection Equipment Addendum.	☐ Yes ☐ No
H.	If Yes, is it functional?	☐ Yes ☐ No

Comments: just electric logs will stay, chimney capped

17. NEIGHBORHOOD:

A.	Are there any waste dumps, disposal sites or landfills in the vicinity of the property, or any uses or conditions nearby creating smoke, smell, dust, noise, or other environmental influences? **If Yes, explain below or on page 6.**	☐ Yes ☒ No ☐ Unknown
B.	Are there any street, sidewalk, utility improvements, or zoning changes planned that will affect and/or be assessed against the property? Explain below. **If Yes, what is the amount, if any, of any special assessment against this property?** $_____	☐ Yes ☐ No ☒ Unknown

Comments: _____

Listing

[signature] _____ 11-17-26
Seller(s) initials Date

Sale

_____ _____ _____
Buyer(s) initials Date

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Subject Property Address: 305 1st Ave, Hiawatha, Ia 52233

18. OTHER: If Yes to any question from A – J, explain below or on page 6.

A.	Are there any legal disputes or actions concerning the property (with neighbors or anyone else)?	☐ Yes ☒ No ☐ Unknown
B.	Is there anything else which would adversely affect the value or desirability of the property?	☐ Yes ☒ No ☐ Unknown
C.	Has any damage been caused to this property by fire?	☐ Yes ☒ No ☐ Unknown
D.	Are there any damaged, diseased, or dying trees on the property?	☐ Yes ☒ No ☐ Unknown
E.	Is there a forest/fruit tree reserve? Acres: Location:	☐ Yes ☒ No ☐ Unknown
F.	Are there any cracked or broken window panes, seals or mechanisms?	☐ Yes ☒ No ☐ Unknown
G.	Are there storms and/or screens for all windows designed to have storms and/or screens?	☒ Yes ☐ No ☐ Unknown
H.	Will there be debris left on the property after closing? (paint, tires, batteries, oil, furniture, junk, etc.)	☐ Yes ☒ No ☐ Unknown
I.	Is the property located in a registered historic or improvement district?	☐ Yes ☒ No ☐ Unknown
J.	Are there any locks on the property for which you do not have keys and/or codes?	☐ Yes ☒ No ☐ Unknown
K.	Current Utility Providers: Gas Rich-American Electric Aliant Energy Water Hiawatha Water Cable not used Internet Verizon Garbage ABC Disposal	

Comments: _____

ACCESSORIES & FURNISHINGS: Which of the following **WILL BE INCLUDED** as part of the property to be conveyed?

ITEM	INCLUDED	IF NOT INCLUDED, IDENTIFY RESERVED ITEMS BY ROOMS, LOCATION, COLOR, ETC.
Draperies, Curtains, Rods	☐ Yes ☒ No ☐ N/A	rods stay
Light Fixtures	☒ Yes ☐ No ☐ N/A	
Mirrors	☒ Yes ☐ No ☐ N/A	
Shades, Blinds	☒ Yes ☐ No ☐ N/A	
Shelving	☐ Yes ☒ No ☐ N/A	Bookcases will not stay (library)

APPLIANCES & EQUIPMENT: Which of the following **WILL BE INCLUDED** as part of the property to be conveyed?

ITEM	INCLUDED	IF YES, STATE THE PRESENT WORKING CONDITION AND/OR USE NEXT PAGE IF MORE SPACE IS NEEDED
Alarm/Security System	☐ Yes ☒ No ☐ N/A	
Attached Antenna	☐ Yes ☒ No ☐ N/A	
Basketball Board & Hoop	☐ Yes ☒ No ☐ N/A	
Carbon Monoxide Detector(s)	☒ Yes ☐ No ☐ N/A	How many? 1 Location(s)? in basement
Ceiling Fan(s)	☒ Yes ☐ No ☐ N/A	
Central Vacuum System & Attachments	☐ Yes ☒ No ☐ N/A	
Clothes Dryer	☒ Yes ☐ No ☐ N/A	How many? Connection is ☐ Electric ☒ Gas ☐ Both
Clothes Washer	☒ Yes ☐ No ☐ N/A	How many?
Dishwasher	☐ Yes ☒ No ☒ N/A	
Disposal	☐ Yes ☒ No ☒ N/A	
Electric Car Charging Station	☐ Yes ☐ No ☒ N/A	
Fencing	☒ Yes ☐ No ☐ N/A	Who owns the fencing?
Fireplace Insert/Equipment	☒ Yes ☐ No ☐ N/A	
Furnace Humidifier	☐ Yes ☒ No ☐ N/A	
Garage Door Opener	☒ Yes ☐ No ☐ N/A	How many remote controls? 1 Functioning Keypad? ☐ Yes ☒ No Will the code be provided at closing? ☐ Yes ☐ No
Garage Heater/Furnace	☐ Yes ☐ No ☒ N/A	
Gas Grill/Gas Light	☐ Yes ☐ No ☒ N/A	
Generator	☐ Yes ☐ No ☒ N/A	☐ Attached ☐ Portable Powered by: ☐ Natural Gas ☐ Liquid Propane ☐ Diesel ☐ Other:
Intercom System	☐ Yes ☐ No ☒ N/A	
Irrigation System	☐ Yes ☐ No ☒ N/A	Location?
Microwave	☒ Yes ☐ No ☐ N/A	if they want
Oven/Range/Cooktop	☒ Yes ☐ No ☐ N/A	Connection is ☐ Electric ☒ Gas ☐ Both
Pool & Equipment	☐ Yes ☐ No ☒ N/A	
Radon Mitigation System	☐ Yes ☐ No ☒ N/A	☐ Active ☐ Pre-Plumbed Only

Listing

Seller(s) initials _____ _____ 11-17-26 Date

Sale

_____ _____ _____

Buyer(s) initials Date

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Subject Property Address: 305 1st Ave, Hiawatha, Ia 52233

Refrigerator	☒ Yes ☐ No ☐ N/A	How many? 1	Location(s)? kitchen	Waterline Operational? ☒ Yes ☐ No	
Safe	☐ Yes ☒ No ☐ N/A	Location:			
Satellite Dish	☐ Yes ☒ No ☐ N/A				
Sauna/Hot Tub	☐ Yes ☒ No ☐ N/A				
Smart Thermostat	☐ Yes ☒ No ☐ N/A	Brand:			
Smoke Alarms/Detectors	☒ Yes ☐ No ☐ N/A	How many? 2	Location(s)? hall & basement		
Solar Collector Equipment	☐ Yes ☐ No ☒ N/A	☐ Leased ☐ Owned	If leased, company?	Monthly Cost?	
Stand-alone Freezer	☐ Yes ☐ No ☒ N/A	Location?			
Storage Shed	☒ Yes ☐ No ☐ N/A	garden shed addition on back of garage			
Sump Pump	☐ Yes ☐ No ☒ N/A				
Swing Set	☐ Yes ☐ No ☒ N/A				
Trash Compactor	☐ Yes ☐ No ☒ N/A				
TV Wall Mounts	☒ Yes ☐ No ☐ N/A	How many?	Location(s)?		
Underground Pet Fence	☐ Yes ☐ No ☒ N/A	How many collars?			
Video Capable Doorbells	☐ Yes ☐ No ☒ N/A	How many?	Location(s)?		
Water Filtration System	☐ Yes ☐ No ☒ N/A	☐ Leased ☐ Owned	If leased, company?	Type of system?	
Water Softener	☐ Yes ☒ No ☐ N/A	☐ Leased ☐ Owned	If leased, company?	Type of system?	
Window/Wall Air Conditioner	☐ Yes ☐ No ☒ N/A	How many?	Location(s)?		
Wood Burning Stove	☐ Yes ☐ No ☒ N/A				

Please use the section below, and/or a separate sheet of paper, to discuss any items that warrant further explanation. In your explanations, please indicate the item number from pages 1-6 that you are explaining. If there is anything else you are reserving or including, please include in this section as well. Please attach any additional sheets of paper or documentation to this document.

ITEM NUMBER REMARKS

8B abandoned cistern - near kitchen window

kitchen - small stone in kitchen fireplace will not stay

☐ **Addendum(s) and/or other documentation attached**

Seller(s) 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(s) will immediately disclose the changes to Buyer(s). In no event shall the parties hold the Broker liable for any representation not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). **Seller(s) hereby acknowledges Seller(s) has retained a copy of this statement.**

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

Roxanna M. Drees 11-17-26

SELLER Roxanna M Drees **DATE** **SELLER** **DATE**

Buyer(s) Acknowledgement: (To be signed at time of purchase agreement): I/We, the Buyer(s) of this subject property do acknowledge receipt of this Seller's Property Disclosure and agree that no representations regarding the condition of the subject property have been made, other than those made above. THE LISTING BROKER AND AGENTS MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.

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

BUYER **DATE** **BUYER** **DATE**

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HANKINS
CRANE & CONSTRUCTION

COGGON, IA (319) 540-2510

Invoice

Hankins Crane & Construction, L

1625 Hutchinson Rd.
Coggon, IA 52218
dhankins11@gmail.com

RECEIVED
04/14/2023

~Crane Services ~Specialty Rigging
~Excavation
~Storm Clean Up
~Demolition
~Sewer & Water Installation & Repair
~Septic System Design & Installation
~24/7 Emergency Crane & Excavtion

Date	Invoice #
3/16/2023	10056

Bill To
Roxanne

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Repair up to 10ft section of failed sewer lateral located in driveway at (305 1st ave Hiawatha). Price includes removal, disposal and restoration of concrete driveway.	4,800.00	4,800.00

Total $4,800.00

Radon & You

What Iowans need to know to protect themselves and their families.



American Lung Association.

Developed in partnership with:

IOWA Health and Human Services

What is radon?

Radon is a colorless, tasteless and odorless radioactive gas that causes lung cancer. Radon gas is naturally produced from the decay of uranium in the soil across the country. Risk for lung cancer occurs when this gas enters homes and buildings, getting trapped in the air that you breathe. Once inhaled, radon particles can damage the lungs and cause lung cancer.

Everyone is at risk for developing lung cancer from radon. However, the EPA estimates that the risk is around 10x higher for those who smoke and are exposed to radon.

What is your risk as an Iowa resident?

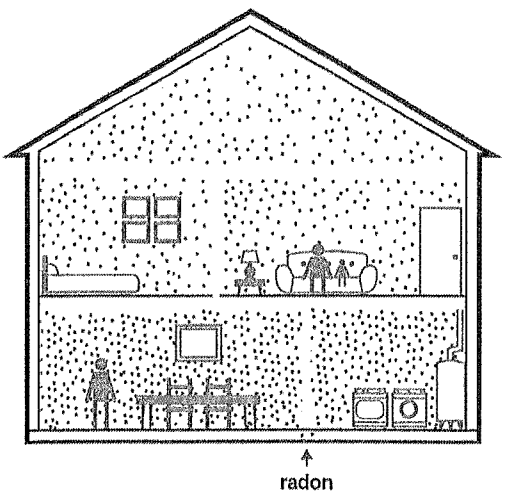
An estimated 400 deaths each year in Iowa are caused by radon-induced lung cancer. That is approximately the same number of Iowans who die in traffic accidents each year[1].

The Iowa Department of Health and Human Services estimates that as many as 5 in 7 homes in Iowa have elevated levels of radon[2].

In Iowa, 57.9% of radon test results from the past 10 years reported radon levels at or above the EPA action level of 4.0 pCi/L, ranking it 49th among all states[3].

The average indoor radon concentration in Iowa is more than six times the national average[3].

How does radon enter homes?



Radon gas rises up from the soil and enters the home or building through cracks in the foundation, basement, walls, construction joints or gaps around service pipes, wires or sump pits. Radon can enter both new and old homes, homes with and without a basement, and with any type of foundation.

Your home could have high levels of radon even if your neighbor's home does not. The only way to detect radon in your home is to test for it.

1. Levy, B. T., Wolff, C. K., Niles, P., Morehead, H., Xu, Y., & Daly, J. M. (2015). Radon Testing: Community Engagement By a Rural Family Medicine Office. *The Journal of the American Board of Family Medicine, 28*(5), 617–623. https://doi.org/10.3122/jabfm.2015.05.140346.
2. Radon Resources. (2023, November 20). Health & Human Services. https://hhs.iowa.gov/radiological-health/radon/radon-resources
3. Centers for Disease Control and Prevention. National Environmental Public Health Tracking Program. https://ephtracking.cdc.gov/indicatorPages?selectedContentAreaAbbreviation=31&selectedIndicatorId=144&selectedMeasureId=

How do I test for radon?

Testing is easy and affordable. Short-term test kits are recommended for testing your home for radon, especially if this is your first radon test. Short-term tests are conducted between 2-7 days. Homeowners have two options for conducting radon testing:

1. Order a do-it-yourself test kit for under $20 from a local hardware store, online retailer or through the American Lung Association at Lung.org/radon-test. Follow all instructions provided with your test kit for conducting the test and mailing your completed test to the lab for analysis.
2. Hire a certified Radon Measurement Professional to conduct the test for you. This option works best during professional situations like real estate transactions. Professional radon testing can cost between $100 - $300. Find certified Radon Measurement Professionals in Iowa at hhs.iowa.gov/radon.

Tenants can test for radon too! The size and purpose of your rental building will determine if do-it-yourself test kits or professional testing is recommended. You should always involve your landlord when testing for radon. Learn more about testing rental properties in your state by calling your state radon program.

What do my radon results mean?

Radon is measured in picocuries per liter (pCi/L). The EPA action level for fixing a radon problem is 4.0 pCi/L. This means that any home testing at or above 4.0 pCi/L should take action to reduce radon in their home. The EPA also recommends any home testing between 2.0 – 4.0 pCi/L consider fixing their home.

Re-test your home for radon every 5 years. If you have had major renovation or a mitigation system installed, test within 24 hours and then every 2 years.

How do I fix a radon problem in my home?

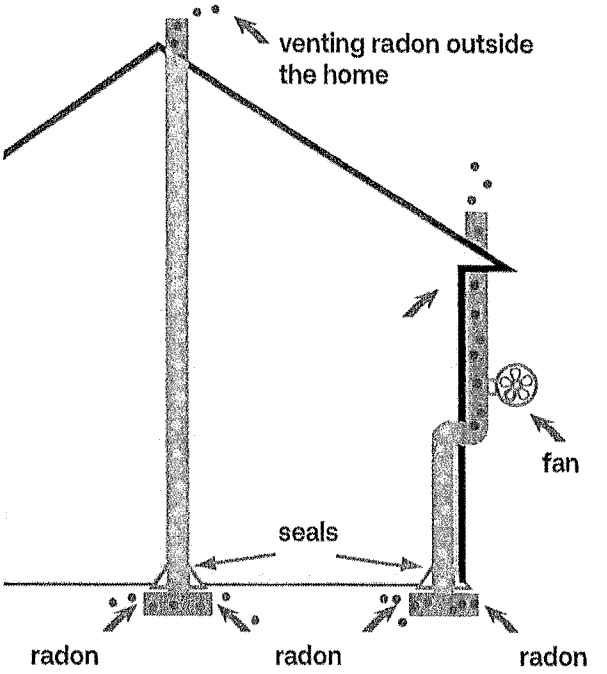
The most effective way to reduce elevated radon levels in your home is by installing a radon mitigation system. While opening your windows or increasing ventilation may help some radon particles escape in the moment, a radon mitigation system is the only way to consistently re-route radon outside the home before entering and accumulating to high levels.

A radon mitigation system typically consists of:

- Sealing cracks in the foundations, floors, walls, piping or other areas that are allowing radon to enter
- Installing a vent pipe that draws radon from soil underneath the foundation and vents it outdoors. This is called a passive mitigation system.
- If extra power is needed, an exhaust fan can be connected to the vent pipe for extra power to draw radon from the soil. This is called an active mitigation system.

How can I get a radon mitigation system installed?

Radon mitigation systems must be installed by a certified Radon Mitigation Professional. The type and cost of a system depends on the size of the home, house design, foundation type and more. The cost of a radon mitigation system can range from $1,000 - $2,500 or more. Installing a mitigation system is an investment in your home and your health. It is always recommended to re-test your home within 24 hours – 30 days after a mitigation system is installed and every 2 years after that. Find certified Radon Mitigation Professionals in Iowa at hhs.iowa.gov/radon.



Are you building a new home?

New homes can be built with radon reduction systems already installed and some jurisdictions in Iowa require it. This is called Radon Resistant New Construction (RRNC). Check your local jurisdiction codes and talk with your builder about RRNC.

Testimonials

I was diagnosed with Stage 4 lung cancer in late December, 2019. I was shocked, not only because I had never smoked, but it had already spread to my bones and to my brain. That's when I learned about radon and tested my home with a do-it-yourself test kit. When my results came back high, I called a certified radon professional. They installed a mitigation system, and now I test every two years. It gives me peace of mind knowing myself and my family is safe from radon.
- **Maria, Dallas County, Iowa**

I built a new home in 1997. I did not think about testing for radon until an awareness campaign in 2010, that's when I tested my home. I'm happy I did, because my home had radon levels well above the EPA's action level of 4 pCi/L. I got a mitigation system installed to protect my family. I'm also a healthcare provider and routinely ask my patients about radon testing and mitigation.
- **Thomas, Johnson County, Iowa**

For more information about radon including questions about testing, radon results, or finding a certified radon professional in your area, contact the Iowa Radon HelpLine at **1-800-383-5992**.

CEDAR RAPIDS
AREA ASSOCIATION OF REALTORS

LEAD PAINT DISCLOSURE — HOUSING SALES

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards Lead Warning Statement

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 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(s) of any interest in residential real property is required to provide the Buyer(s) with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer(s) of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Address 305 1st Ave, Hiawatha, Ia 52233

SELLER'S DISCLOSURE (initial(s))

RM ____ **(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. Describe what is known:

  _____

- ☒ Seller(s) has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

RM ____ **(b)** Records and reports available to the Seller(s) (check one below):

- ☐ Seller(s) has provided the Buyer(s) with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

  _____

- ☒ Seller(s) has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

SELLER'S AGENT'S ACKNOWLEDGEMENT (initial(s))

OM ____ **(c)** Seller's agent has informed the Seller(s) of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

BUYER'S ACKNOWLEDGEMENT (initial(s))

____ ____ **(d)** Check one below

- ☐ Buyer(s) has received copies of all information listed above; or
- ☐ No reports or records were provided.

____ ____ **(e)** Buyer(s) has received the pamphlet *Protect Your Family from Lead in Your Home.*

____ ____ **(f)** Buyer(s) has (check one below):

- ☐ Received a 10-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; or
- ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

BUYER'S AGENT'S ACKNOWLEDGEMENT (initial(s))

____ ____ **(g)** Buyer's agent has informed the Seller(s) of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. Only required if the Buyer's Brokerage receives compensation from the Seller(s).

CERTIFICATE 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:

Seller **Roxanna M Drees** Roxanna M. Drees 11-17-26	Date	Buyer	Date
Seller	Date	Buyer	Date
Seller's Agent **Olivia Williams**	11-17-2026 Date	Buyer's Agent	Date