RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

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

Address of Property: 1365 S. Jones Blvd, North Liberty, IA 52317

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 558.A.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: WATER 2 time wet carpet (After move in and
   Dates of repairs and/or replacement: About 13 yr ago) Sealed where floor meets
   East Walls, Tiling in NW Bedroom done. No problem for About 13 yr
2. Roof: Any known problems? Yes ☐ No ☒ N/A ☐ UNK ☐
   Any known repairs? re sealed Bath vent Pipe 2026 Yes ☐ No ☐ N/A ☐ UNK ☐
   If yes to either, explain: preventative
   Dates of repairs:: 2026
   Age of Roof? Approx. 20 yr.
3. Well and Pump: City Water Hookup in Laundry Yes ☒ No ☐ N/A ☐ UNK ☐
   Any known problems? Yes ☐ No ☒ N/A ☐ UNK ☐
   If yes, explain:
   Dates of repairs and/or replacement: Water Line from Well to House replaced early 1990s
   Any known water tests? results pending 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? Replaced cast iron pipe under LL Bath Floor Yes ☒ No ☐ N/A ☐ UNK ☐
   If yes to either, explain:
   Date of repairs and/or replacement: 2023 As Part of Bath remodel
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? New in 11-2016

Seller Initials [✓] Seller Initials [ ] Buyer Initials [ ] Buyer Initials [ ] Revised 4-9-2626

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? New in 2007

8. Plumbing System(s):
Any known problems? Yes ☐ No ☒ N/A ☐ UNK ☐
If yes, explain:
Dates of repairs and/or replacement: Replaced copper Vent Pipes with PVC
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? monitor in Laundry Yes ☒ No ☐ N/A ☐ UNK ☐
If yes, date of last report: NA
Results of last report: NA

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? Residential Yes ☐ No ☒ N/A ☐ UNK ☐
If yes, what is the zoning classification?

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:

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:

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:

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

Any Additional Information:

Ice maker for up stair close not work Sell will Not Repair or replace

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 October 1989. 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.

Jeff Potter 11/18/26
Seller date

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

Buyer date

Seller Initials JP Seller Initials ____ Buyer Initials ____ Buyer Initials ____ Revised 4-9-2626

Subject Property Address: _____

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 Mid American Electric Corridor Coop. Water City Charges for Sewer Cable South Slope Internet South Slope Garbage Johnson County Refuse	

Comments: 18 H – relevant Paint included and Title wood Trim

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	
Light Fixtures	☒ Yes ☐ No ☐ N/A	
Mirrors	☒ Yes ☐ No ☐ N/A	Seller reserves Decorative mirrors
Shades, Blinds	☒ Yes ☐ No ☐ N/A	
Shelving	☒ Yes ☐ No ☐ N/A	

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	ring Cameras included
Attached Antenna	☐ Yes ☐ No ☒ N/A	
Basketball Board & Hoop	☐ Yes ☐ No ☒ N/A	
Carbon Monoxide Detector(s)	☒ Yes ☐ No ☐ N/A	How many? Location(s)?
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? 2 Functioning Keypad? ☒ Yes ☐ No Will the code be provided at closing? ☒ Yes ☐ No
Garage Heater/Furnace	☒ Yes ☐ No ☐ N/A	Seller does not Warrant operation
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? for Flower Beds
Microwave	☒ Yes ☐ No ☐ N/A	
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 _____ _____ Date 11/13/26

Sale

Buyer(s) initials _____ _____ Date _____

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Subject Property Address: _____

Refrigerator	☒ Yes ☐ No ☐ N/A	How many? 2 Location(s)? Kitchens 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? Location(s)?
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	2 +1 out Building
Sump Pump x 2	☒ 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? 2 Location(s)? Fam room Down + master Bedroom
Underground Pet Fence	☐ Yes ☐ No ☒ N/A	How many collars?
Video Capable Doorbells	☒ Yes ☐ No ☐ N/A	How many? 1 Location(s)? Front Door
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? Seller does not warrant
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

☐ **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.

SELLER	DATE	SELLER	DATE
Jeff Potter	11/18/20		

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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CEDAR RAPIDS AREA ASSOCIATION OF REALTORS

SKOGMAN REALTY

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 1365 S. Jones Blvd, North Liberty, IA 52317

SELLER'S DISCLOSURE (initial(s))

[ ] [ ] **(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.

[ ] [ ] **(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))

[ ] [ ] **(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:

Jeff Potter	11/18/26		
Seller	Date	Buyer	Date
Seller	Date	Buyer	Date
	11.18.2026		
Seller's Agent	Date	Buyer's Agent	Date