



SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC)

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



Property Address: 409 West Sheppard Street, Dows, Iowa 50071

Property Owner (Seller – please print per title): Elmer H & Audrey D Wirtz Revocable Trust

Purpose of Disclosure: Completion of this form is required under Iowa law which mandates Seller disclose condition and information about the property, unless the property is exempt.

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.

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.

☒ Property is exempt because one or more of the above exemptions apply. (If exempt **-STOP HERE-** skip to signature line)

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 the representations of Agent.

I. Property Conditions, Improvements and Additional Information:

- Basement/Foundation:** Has there been known water or other problems? Yes ☐ No ☐ Unknown ☐ If yes, please explain: _____
- Roof:** Any known problems? Yes ☐ No ☐ Unknown ☐ Type _____ Unknown ☐
Date of repairs/replacement _____ Unknown ☐ Describe: _____
- Well and pump:** Any known problems? Yes ☐ No ☐ Unknown ☐ Type of well (depth/diameter), age and date of repair: _____ Has the water been tested? Yes ☐ No ☐
Unknown ☐ If yes, date of last report/results: _____
- Septic tanks/drain fields:** Any known problems? Yes ☐ No ☐ Unknown ☐ Location of tank _____
Unknown ☐ Age _____ Unknown ☐ Date tank last inspected _____ Unknown ☐
- Sewer:** Any known problems? Yes ☐ No ☐ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____
- Heating system(s):** Any known problems? Yes ☐ No ☐ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____
- Central Cooling system(s):** Any known problems? Yes ☐ No ☐ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____
- Plumbing system(s):** Any known problems? Yes ☐ No ☐ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____
- Are there currently, or have there ever been, any lead service lines present? Yes ☐ No ☐ Unknown ☐ If yes, please provide more information _____
- Electrical system(s):** Any known problems? Yes ☐ No ☐ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____

Buyer initials _____

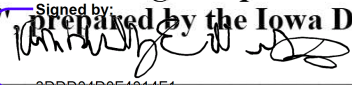
Seller initials _____

Initial

- 11. Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems? Yes ☐ No ☐ Unknown ☐ Date of treatment _____ Previous Infestation/Structural Damage? Yes ☐ No ☐ Date of repairs _____
- 12. Asbestos:** Is asbestos present in any form in the property? Yes ☐ No ☐ Unknown ☐ If yes, explain: _____
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- 13. Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☐ If yes, who tested? _____ Test results? _____ Date of last report _____ Seller Agrees to release any testing results. **If not, Check here** ☐
- 14. 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? _____
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- 15. 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 ☐
- 16.** 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 ☐
- 17. Structural Damage:** Any known structural damage? Yes ☐ No ☐ Unknown ☐
- 18. Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes ☐ No ☐ Unknown ☐
- 19. Is the property located in a flood plain?** Yes ☐ No ☐ Unknown ☐ If yes, flood plain designation _____
- 20. Do you know the zoning classification of this property?** Yes ☐ No ☐ Unknown ☐ What is the zoning? _____
- 21. 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: _____
- 22. Has there been "major" structural remodeling?** Yes ☐ No ☐ If yes, please explain: _____
- You MUST explain any "Yes" responses above (Attach additional sheets if Necessary):**
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Seller has owned the property since _____ (date). 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. 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 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  Seller _____ Date September 14, 2026 | 11:45 AM P
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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 _____ Date _____

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

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

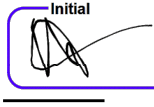
Property Address: 409 West Sheppard Street, Dows, Iowa 50071 Age of dwelling: 1940

Property Owner: [print per title] Elmer H & Audrey D Wirtz Revocable Trust

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.

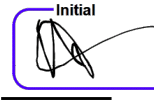
A. SELLER'S DISCLOSURE: [initial below, check appropriate response]

- _____ 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]

Initial


[X] 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]

Initial


[X] 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]

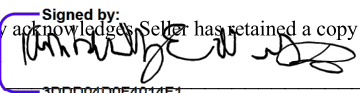
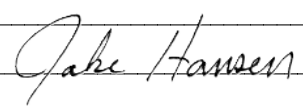
- _____ 1. [] Buyer has received copies of all information listed above.
_____ [] No records or reports were available.
_____ 2. [] Buyer has received the pamphlet Protect Your Family from Lead in Your Home, Lead Poisoning, How to Protect Iowa Families, or a similarly approved booklet.
_____ 3. [] Buyer 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]

- JMH 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 ^{Signed by:} acknowledge. Seller has retained a copy of this statement. Buyer hereby acknowledge receipt of a copy of this statement.
SELLER  Date September 14, 2026 11:45 AM PDT BUYER _____ Date _____
SELLER _____ Date _____ BUYER _____ Date _____
AGENT  Date 09/14/2026 AGENT _____ Date _____