

SELLER DISCLOSURE OF PROPERTY



PROPERTY ADDRESS: 3017 Big Woods Road, Cedar Falls, IA 50613

NAME OF OWNER(S). PLEASE PRINT: Austin Gabel and Emma Gabel

PURPOSE OF STATEMENT: The State of Iowa requires the Seller(s) of certain property to disclose information about the property to be sold. Completion of this form shall satisfy the requirements of Chapter 558A of Iowa Code which mandates the Seller(s) disclose the condition of and information about the property the Seller(s) is 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 HOME WARRANTY INSURANCE THE PURCHASER MAY WISH TO OBTAIN.

SELLER(S) DISCLOSURE: As 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) authorizes the 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. The following are representations made by Seller(s) and are not the representations of the Licensee, who has no knowledge of the condition of the property and Seller(s) agrees to identify and hold Licensee harmless. If attached to a Purchase Agreement, this Seller Disclosure of Property Condition shall be fully incorporated therein, and shall be made a part thereof, as if fully set forth at length therein. The following representations shall survive any closing and shall not merge into any deed for the property.

INSTRUCTIONS TO SELLER(S):

1. Respond to all questions or attach reports allowed by Iowa Code Section 558A.4(1).
2. Disclose all known conditions materially affecting this property.
3. If an item does not apply to this property, indicate it is not applicable (NA).
4. Additional pages or reports may be attached.
5. If the required information is unknown or is unavailable following a reasonable effort, use an approximation of the information, or indicate that the information is **unknown (UNK)**. All approximations must be **identified as (AP)**.

In no event shall the parties hold the Licensee(s) liable for any representations not directly made by the Seller(s) Agent or Broker.

SELLER(S) DISCLOSURE: THE SELLER(S) HAVE OWNED THE PROPERTY SINCE 07/17/2025 **(DATE).**

The Seller(s) will state the history and condition of all the items based solely on the information known to the Seller(s).

IN THE EVENT ANY CHANGES OCCUR IN THE REPRESENTATIONS HEREIN, FROM THE DATE OF THIS FORM TO THE TIME OF CLOSING, SELLER(S) SHALL IMMEDIATELY DISCLOSE SUCH CHANGES IN WRITING TO BUYER(S).


Seller


Seller


Buyer


Buyer

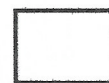
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ALL APPLIANCES & SYSTEMS INCLUDED IN THE TRANSACTION ARE IN WORKING ORDER EXCEPT AS NOTED.

Item		Good Working Order			Comments
Alarm System	NA ☒	Yes ☐	No ☐	Unk ☐	
Attic Fan	NA ☒	Yes ☐	No ☐	Unk ☐	
Carbon Monoxide Detector	NA ☒	Yes ☐	No ☐	Unk ☐	Electric Only
Central Vac System	NA ☒	Yes ☐	No ☐	Unk ☐	
Ceiling Fan	NA ☒	Yes ☐	No ☐	Unk ☐	
Dishwasher (Built In)	NA ☒	Yes ☒	No ☐	Unk ☐	Newly Installed June, 2026
Furnace Humidifier	NA ☒	Yes ☐	No ☐	Unk ☐	
Garage Door Opener	NA ☒	Yes ☒	No ☐	Unk ☐	Number Remote Controls: 1
Garbage Disposal	NA ☒	Yes ☐	No ☐	Unk ☐	
Gas Grill (Built In)	NA ☒	Yes ☐	No ☐	Unk ☐	
Generator (Hardwired)	NA ☒	Yes ☐	No ☐	Unk ☐	
Hood/Fan	NA ☒	Yes ☒	No ☐	Unk ☐	
Hot Tub (Built In)	NA ☒	Yes ☐	No ☐	Unk ☐	
Intercom (Built In)	NA ☒	Yes ☐	No ☐	Unk ☐	
Lawn Sprinkler System	NA ☒	Yes ☐	No ☐	Unk ☐	
Microwave (Built In)	NA ☒	Yes ☒	No ☐	Unk ☐	
Pool System	NA ☒	Yes ☐	No ☐	Unk ☐	
Range/Oven (Built In)	NA ☒	Yes ☒	No ☐	Unk ☐	
Refrigerator (Built In)	NA ☒	Yes ☒	No ☐	Unk ☐	
Satellite Dish System	NA ☒	Yes ☐	No ☐	Unk ☐	
Sauna (Built In)	NA ☒	Yes ☐	No ☐	Unk ☐	
Smoke Alarm	NA ☒	Yes ☒	No ☐	Unk ☐	
Sound System (Built In)	NA ☒	Yes ☐	No ☐	Unk ☐	
Sump Pump (Built In)	NA ☒	Yes ☒	No ☐	Unk ☐	
Trash Compactor (Built In)	NA ☒	Yes ☐	No ☐	Unk ☐	
Water Filtration System	NA ☒	Yes ☒	No ☐	Unk ☐	Rented ☐ Owned ☒
Water Heater	NA ☒	Yes ☒	No ☐	Unk ☐	
Water Softener	NA ☒	Yes ☒	No ☐	Unk ☐	Rented ☐ Owned ☒
Jetted Tub	NA ☒	Yes ☐	No ☐	Unk ☐	
Other:	☐	☐	☐	☐	
	☐	☐	☐	☐	
	☐	☐	☐	☐	
	☐	☐	☐	☐	
	☐	☐	☐	☐	


Seller


Seller


Buyer


Buyer

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PROPERTY CONDITIONS, IMPROVEMENTS AND ADDITIONAL INFORMATION:

1. BASEMENT / CRAWL SPACE / SLAB: Any known water, seepage, or other problems? Yes ☐ No ☒ Unk ☐

Describe: _____

Repairs/Replacement/Date: _____

2. FOUNDATION(S): Any known foundation damage or settlement? Yes ☐ No ☒ Unk ☐

Describe: _____

Repairs/Replacement/Date: _____

3. ROOF: Any known problems? Yes ☐ No ☒ Unk ☐

Describe: _____

Repairs/Replacement/Date: _____

4. WELL WATER SYSTEM: Any known problems? Yes ☐ No ☒ Unk ☐

Describe: _____

Type of Well _____ Location: _____ Age: _____

Has the water been tested? Yes ☐ No ☐ Unk ☒

If yes, date of last report and results: _____

Any known plans to bring city or rural water to your area and/or requirements to connect to city or rural water lines when available? Yes ☐ No ☐ Unk ☒

5. CITY SEWER/SEPTIC TANKS/DRAIN FIELDS/OTHER DISPOSAL SYSTEMS: Any problems? Describe: Septic Needs pumped out & drained

Has the Septic System ever been pumped? Date last pumped: 2021

Any known plans to bring city sewer to your area and/or requirements to connect to city sewer? Describe: _____

Repairs/Replacement/Date: _____

Is the property in compliance with local city ordinances requiring that perimeter tile lines do not drain into the city sanitary sewer? Yes ☐ No ☐ Unk ☒

Describe: _____

Repairs/Replacement/Date: _____

6. HEATING SYSTEM(S): Any known problems? Describe: _____

Repairs/Replacement/Date: _____

If you have an LP gas tank, is it Rented ☐ Owned ☐

Comments: _____

7. CENTRAL COOLING SYSTEM(S): Any known problems? Yes ☐ No ☒ Unk ☐

Describe: _____

Repairs/Replacement/Date: _____

8. SOLAR SYSTEM(S): Any known problems? Yes ☐ No ☐ Unk ☐

Describe: _____

Repairs/Replacement/Date: _____

9. FIREPLACE(S)/WOOD BURNING STOVE(S): Any known problems? Yes ☐ No ☐ Unk ☒

Describe: _____ Date last used: _____

Repairs/Replacement/Date: _____

10. PLUMBING SYSTEM(S): Any known problems? Yes ☐ No ☒ Unk ☐

Describe: _____

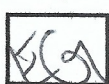
Repairs/Replacement/Date: _____

11. ELECTRICAL SYSTEMS(S): Any known problems? Yes ☐ No ☒ Unk ☐

Describe: _____

Repairs/Replacement/Date: _____


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12. WINDOWS: Any known problems?

Yes ☐ No ☒ Unk ☐

Describe: _____

Repairs/Replacement/Date: _____

13. PEST INFESTATION: Any known problems?

Yes ☐ No ☒ Unk ☐

Describe: _____

Repairs/Replacement/Date: _____

14. ASBESTOS/LEAD PAINT: Any known Asbestos OR Lead Based Paint Present?

Yes ☐ No ☒ Unk ☐

Describe: _____

Repairs/Replacement/Date: _____

15. WATER SERVICE LINES CONTAINING LEAD: Are there currently or have there ever been any lead water service lines present?

Yes ☐ No ☒ Unk ☐

Describe: Well Water - no known issues, always good quality.

Repairs/Replacement/Date: _____

16. RADON: Any known test(s) for the presence of radon gas?

Yes ☐ No ☒ Unk ☐

Describe: Electronic only - no gas lines

Repairs/Replacement/Date: _____

17. FUNGI/MOLD: Any known fungus or mold?

Yes ☐ No ☒ Unk ☐

Describe: Contractors have debated if there should/should not be a rad cap - gable-end vent combo, for mold purposes.

Repairs/Replacement/Date: _____

18. GROUNDWATER HAZARD STATEMENT: Are there any known:

Yes ☒ No ☐ Unk ☐

A. Wells and/or Geothermal System(s) B. Solid Waste Disposal C. Hazardous Waste
D. Underground Storage Tanks E. Private Burial Site.

If applicable, Seller(s) will file Groundwater Hazard Statement at closing.

Describe/Location: Well in basement; septic approx 10 yds south of garage.

19. COVENANTS: Is the property subject to restrictive covenants?

Yes ☐ No ☒ Unk ☐

If YES, attach a copy or state where a true, current copy can be obtained.

Location of Covenant: _____

20. ENVIRONMENTAL CONCERNS: Any known environmental concerns?

Yes ☐ No ☒ Unk ☐

Describe: _____

21. FLOOD PLAIN/FLOODWAY: Is the property located in a flood plain or floodway?

Yes ☐ No ☒ Unk ☐

Flood plain/floodway designation: _____

22. ZONING: Zoning of this property is R-1 Unknown ☐

Any proposed changes in zoning, including variances?

Yes ☐ No ☒ Unk ☐

Describe: _____

23. REAL ESTATE DISTRICT: Is the property located in a Historical Preservation District?

Yes ☐ No ☒ Unk ☐

24. OTHER ITEMS: Are you aware of any of the following:

A. Any known features of the property shared in common with adjoining landowners (Example: walks, fences, roads, driveways, well water system, etc.) whose use or responsibility for maintenance may have an effect on the property?

Yes ☐ No ☒ Unk ☐

Describe: _____

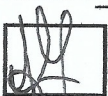
B. Any known encroachments, easements, common areas (Example: facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning violations, non-conforming uses, or homeowners association which has any authority over the property?

Yes ☐ No ☒ Unk ☐

Describe: _____

C. Any known fees and/or dues? (Example: homeowner association fees, land lease fees, maintenance fees or other financial obligations to owner?) Describe fee and state amount _____

Yes ☐ No ☒ Unk ☐


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D. Any known modifications, remodeling, alterations, or repairs, etc. made without necessary permits or licensed contractors?

Yes ☒ No ☐ Unk ☐

Describe: Had cover made for egress window; all other mods. w/ licensed contractors.

E. Any known physical problems? (Example: settling, flooding, drainage or grading problems, etc.)

Yes ☐ No ☒ Unk ☐

Describe: _____

F. Has there been a property/casualty loss, an insurance claim, OR major damage to the property OR other conditions? (e.g. fire, wind, hail, flood, landslides.)

Yes ☐ No ☒ Unk ☐

If Yes, has the damage been repaired/replaced?

Describe: _____

Additional Remarks: Greats starter home / first time home; Appliances: water heater, dishwasher, AC/central air/furnace all in good working order.

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

You must **explain** any "YES" response(s) to the above. Use the back of this form or additional sheets as necessary.

[Signature] 8/29/26
Seller Date

[Signature] 08/29/26
Seller Date

BUYER(S) ACKNOWLEDGEMENT:

Buyer(s) Acknowledge receipt of a copy of this Seller Disclosure of Property Condition. This statement is not intended to be a warranty or to substitute for any inspection Buyer(s) may wish to obtain. Buyer(s) acknowledge receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer Date

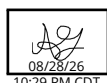
Buyer Date

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**Address:** 3017 Big Woods Road, Cedar Falls, IA 50613**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

(a) Presence of lead-based paint and/or lead-based paint hazards (initial(i) or (ii) below):

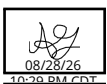


- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing.
Describe what is known:

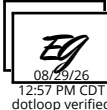


- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):



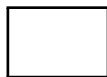
- (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:



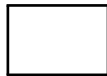
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

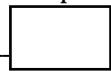
(c) Purchaser has (initial (i) or (ii) below):



- (i) ☐ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.



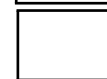
- (ii) ☐ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d)   Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (i) or (ii) below):



- (i) ☐ 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



- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

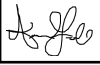
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Agent's Acknowledgment (initial or enter N/A if not applicable)

- (f)  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.
- (g)  Purchaser'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.¹

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.

	dotloop verified 08/28/26 10:29 PM CDT DCHH-MD3G-YIYM-SUNM		
Seller	Date	Purchaser	Date
	dotloop verified 08/29/26 12:57 PM CDT HPSY-AGXW-UAUN-SGII		
Seller	Date	Purchaser	Date
	dotloop verified 08/25/26 12:47 PM CDT DD0I-GJTW-RTBJ-J3JE		
Seller's Agent	Date	Purchaser's Agent ¹	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.
Disclosure provided by the EPA at epa.gov