

SELLER DISCLOSURE OF PROPERTY



PROPERTY ADDRESS: 4306 Spruce Creek Drive, Cedar Falls, IA 50613

NAME OF OWNER(S). PLEASE PRINT: Jennifer Black

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):

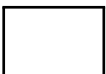
1. Respond to all questions or attach reports allowed by Iowa Code Section 558A.4(1).
2. Disclose all known conditions materially affecting this property.
3. If an item does not apply to this property, indicate it is not applicable (NA).
4. Additional pages or reports may be attached.
5. If the required 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.

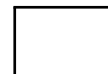
SELLER(S) DISCLOSURE: THE SELLER(S) HAVE OWNED THE PROPERTY SINCE 07/21/2023 **(DATE).**

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

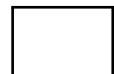
IN THE EVENT ANY CHANGES OCCUR IN THE REPRESENTATIONS HEREIN, FROM THE DATE OF THIS FORM TO THE TIME OF CLOSING, SELLER(S) SHALL IMMEDIATELY DISCLOSE SUCH CHANGES IN WRITING TO BUYER(S).



Seller



Buyer



Buyer

Adopted by NEIRBR (Revised 11/2025)

PROPERTY ADDRESS: 4306 Spruce Creek Drive, Cedar Falls, IA 50613

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 ☐	
Central Vac System	NA ☐	Yes ☒	No ☐	Unk ☐	
Ceiling Fan	NA ☐	Yes ☒	No ☐	Unk ☐	Ceiling fan in master bedroom only
Dishwasher (Built In)	NA ☐	Yes ☒	No ☐	Unk ☐	
Furnace Humidifier	NA ☐	Yes ☒	No ☐	Unk ☐	
Garage Door Opener	NA ☐	Yes ☒	No ☐	Unk ☐	Number Remote Controls: 2
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

☐
Buyer

☐
Buyer

Adopted by NEIRBR (Revised 11/2025)

PROPERTY ADDRESS: 4306 Spruce Creek Drive, Cedar Falls, IA 50613

PROPERTY CONDITIONS, IMPROVEMENTS AND ADDITIONAL INFORMATION:

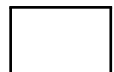
1. BASEMENT / CRAWL SPACE / SLAB: Any known water, seepage, or other problems?	Yes ☐	No ☒	Unk ☐
Describe: <u>No basement</u>			
Repairs/Replacement/Date: _____			
2. FOUNDATION(S): Any known foundation damage or settlement?	Yes ☐	No ☒	Unk ☐
Describe: _____			
Repairs/Replacement/Date: _____			
3. ROOF: 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: _____			NA ☒
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 ☐
			NA ☐
5. CITY SEWER/SEPTIC TANKS/DRAIN FIELDS/OTHER DISPOSAL SYSTEMS: Any problems? Describe: _____	Yes ☐	No ☒	Unk ☐
Has the Septic System ever been pumped? Date last pumped. _____	Yes ☐	No ☐	Unk ☐
			NA ☒
Any known plans to bring city sewer to your area and/or requirements to connect to city sewer? Describe: _____	Yes ☐	No ☐	Unk ☐
			NA ☐
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 ☐
			NA ☐
Describe: _____			
Repairs/Replacement/Date: _____			
6. HEATING SYSTEM(S): Any known problems? Describe: _____	Yes ☐	No ☒	Unk ☐
Repairs/Replacement/Date: _____			
If you have an LP gas tank, is it Rented ☐ Owned ☐			
Comments: <u>No LP gas tank</u>			
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: _____			



Seller



Buyer



Buyer

Adopted by NEIRBR (Revised 11/2025)

PROPERTY ADDRESS: 4306 Spruce Creek Drive, Cedar Falls, IA 50613

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: _____

Repairs/Replacement/Date: _____

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

Yes ☐ No ☒ Unk ☐

Describe: _____

Repairs/Replacement/Date: _____

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

Yes ☐ No ☒ Unk ☐

Describe: _____

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: _____

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 _____ 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: _____

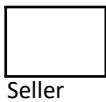
B. Any known encroachments, easements, common areas (Example: facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning violations, non-conforming uses, or homeowners association which has any authority over the property?

Yes ☐ No ☒ Unk ☐

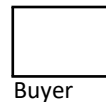
Describe: _____

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 HOA fees \$175 per month

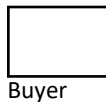
Yes ☒ No ☐ Unk ☐



Seller



Buyer



Buyer

Adopted by NEIRBR (Revised 11/2025)

PROPERTY ADDRESS: 4306 Spruce Creek Drive, Cedar Falls, IA 50613

D. Any known modifications, remodeling, alterations, or repairs, etc. made without necessary permits or licensed contractors? Yes ☐ No ☒ Unk ☐

Describe: _____

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: _____

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.

Jennifer Black

dotloop verified
04/07/26 4:24 PM CDT
YARC-BPZB-VQBU-QZ92

SellerDate

SellerDate

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.

BuyerDate

BuyerDate