



# SELLER DISCLOSURE OF PROPERTY CONDITION

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



1 **Property Owner(s) & Address:** Ground Breaker Homes, LLC  
2 117 N 36th St., Cumming, IA 50061

3 **Purpose of Disclosure:** Completion of Section I this form is required under Chapter 558A of the Iowa code which  
4 mandates the Seller(s) disclose condition and information about the property, unless exempt:  
5

6 **Exempt Properties:** Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property  
7 containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed  
8 properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust.  
9 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  
10 possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between  
11 joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing  
12 spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the  
13 requirement(s) of Iowa Code 558A because one of the above exemptions apply.

14 **If claiming an exemption, sign here and stop.**

<b>Seller</b>	<b>Date</b>
<b>Buyer</b>	<b>Date</b>

24 **Instructions to the Seller:** (1) Complete this form yourself. (2) Report known conditions materially affecting the property  
25 and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort  
26 to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to  
27 your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts,  
28 write or check UNKNOWN. (7) Keep a copy of this statement.  
29

30 **Seller's Disclosure Statement:** Seller discloses the following information regarding the property and certifies this  
31 information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide  
32 a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as  
33 otherwise provided by law.  
34

35 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  
36 any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not  
37 by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property**  
38 **except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**  
39

40 Seller Initials   Buyer Initials

## 42 I. Property Conditions, Improvements and Additional Information (Section I is Mandatory)

43 **EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED**  
44

46 1. **Basement/Foundation:** Has there been known water or other problems?..... Yes  No  Unknown   
47 If yes, please explain: N/A  
48

49 2. **Roof:** Any known problems? ... .. Yes  No  Unknown   
50 Roof Type Asphalt Shingle  
51 Date of repairs/replacement (If any) N/A  
52 Describe: N/A

- 53 3. **Well and Pump:** Any known problems?..... Yes  No  Unknown   
54 Type of well (depth/diameter), age and date of repair: N/A  
55 Has the water been tested?..... Yes  No  Unknown   
56 If yes, date of last report/results: N/A  
57
- 58 4. **Septic Tanks/Drain Fields:** Any known problems? ..... Yes  No  Unknown   
59 Location of tank N/A Age      Unknown   
60 Has the system been pumped and inspected within the last 2 years? ..... Yes  No  Unknown   
61 Date of inspection N/A Date tank last cleaned/pumped N/A N/A  Unknown   
62
- 63 5. **Sewer:** Any known problems? ..... Yes  No  Unknown   
64 Any known repairs/replacement?..... Yes  No  Unknown   
65 Date of repairs N/A  
66
- 67 6. **Heating System(s):** Any known problems? ..... Yes  No  Unknown   
68 Any known repairs/replacement? ..... Yes  No  Unknown   
69 Date of repairs N/A  
70
- 71 7. **Central Cooling System(s):** Any known problems?..... Yes  No  Unknown   
72 Any known repairs/replacement?..... Yes  No  Unknown   
73 Date of repairs N/A  
74
- 75 8. **Plumbing System(s):** Any known problems?..... Yes  No  Unknown   
76 Any known repairs/replacement? ..... Yes  No  Unknown   
77 Date of repairs N/A  
78
- 79 9. **Electrical System(s):** Any known problems?..... Yes  No  Unknown   
80 Any known repairs/replacement? ..... Yes  No  Unknown   
81 Date of repairs N/A  
82
- 83 10. **Pest Infestation:** (wood-destroying insects, bath, snakes, rodents, destructive/troublesome animals, etc.)  
84 Any known problems?..... Yes  No  Unknown   
85 Date of treatment N/A  
86 Previous Infestation/Structural Damage?..... Yes  No  Unknown   
87 Date of repairs N/A  
88
- 89 11. **Asbestos:** Is asbestos present in any form in the property? ..... Yes  No  Unknown   
90 If yes, explain: N/A  
91
- 92 12. **Radon:** Any known tests for the presence of radon gas? ..... Yes  No  Unknown   
93 If yes, test results? N/A pCi/L Date of last report N/A  
94
- 95 13. **Lead Based Paint:** Known to be present in the property ..... Yes  No  Unknown   
96 Has the property been tested for the presence of lead-based paint? ..... Yes  No  Unknown   
97 **Provide lead-based paint disclosure.**  
98
- 99 14. Are there currently, or have there ever been, any lead water service lines present? ..... Yes  No  Unknown   
100 If yes, please provide more information. N/A  
101

- 102 15. Any known encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas  
 103 co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority  
 104 over the property? .....Yes No Unknown  
 105  
 106 16. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and  
 107 driveways whose use or maintenance responsibility way have an effect on the property?.....Yes No Unknown  
 108  
 109 17. **Structural Damage:** Any known structural damage?.....Yes No Unknown  
 110  
 111 18. **Physical Problems:** Any known settling, flooding, drainage or grading problems?.....Yes No Unknown  
 112  
 113 19. Is the property located in a flood plain? .....Yes No Unknown  
 114 If yes, flood plain designation: N/A  
 115  
 116 20. Do you know the zoning classification of this property? .....Yes No Unknown  
 117 If Yes, what is the zoning? Residential  
 118  
 119 21. **Covenants:** Is the property subject to restrictive covenants? .....Yes No Unknown  
 120 If yes, attach a copy OR state where a true, current copy of the covenants can be obtained:  On file at County Recorder's  
 121 office or: Contact Listing Agent  
 122 **You MUST explain any "Yes" responses above (Attach additional sheets if necessary):** N/A  
 123 15. Annual HOA Dues of \$750

124  
 125 Seller Initials   Buyer Initials

127 **II. Appliances/Systems/Services (Section II is for the convenience of Buyer/Seller and is not mandatory)**  
 128 **Notice.** Items marked "included" are intended to remain with the property after sale. However, included items may be  
 129 negotiable between **Buyer and Seller**, and requested items should be in writing as either **included or excluded** in any  
 130 **Offer to Buy/Purchase Agreement.** The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.  
 131

	Included	Working?		N/A		Included	Working?		N/A
		Yes	No				Yes	No	
134 Range/Oven	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn Sprinkler System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
135 Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
136 Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Heater/Liner/Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
137 Hood/Fan Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & Pump		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
138 TV Receiving Equipment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Alarm	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
139 Sump Pump	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Carbon Monoxide Detector	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
140 Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Water System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
141 Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Sewer System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
142 Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
143 Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Heating System		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
144 Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
145 Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
146 Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace/Chimney	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
147 Microwave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
148 Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnace	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
149 Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
150 Water Softener/Conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
151 LP Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locks and Keys	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152 LP Keys & Locks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
153 Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
154 Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
155 Garage Door Opener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground "Pet Fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
156 Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
157 Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 # of remotes				# of collars

158 **Exceptions/Explanations for "NO" responses above:** \_\_\_\_\_  
159 \_\_\_\_\_  
160 \_\_\_\_\_  
161 \_\_\_\_\_  
162 \_\_\_\_\_  
163 \_\_\_\_\_

164 **ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.**  
165 **Warranties may be available for purchase from independent warranty companies.**

166 Seller Initials  \_\_\_\_\_ Buyer Initials \_\_\_\_\_  
167 04/08/26 3:24 PM CDT dotloop verified

170 **III. Additional Non-Mandatory Requested Items:** Are you as the Seller aware of any of the following:  
171

172 1. Any significant structural modification or alteration to property?.....Yes  No  Unknown

173 Please explain: N/A

174 2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the  
175 property from fire, wind, hail, flood(s) or other conditions?..... Yes  No  Unknown

176 If yes, has the damage been repaired/replaced?.....Yes  No

177 3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's  
178 association of which you have knowledge?.....Yes  No  Unknown

179 4. **Mold:** Does property contain toxic mold that adversely affects the property or occupants? ....Yes  No  Unknown

180 5. **Private Burial Grounds:** Does property contain any private burial ground? .....Yes  No  Unknown

181 6. Neighborhood or Stigmatizing conditions or problems affecting this property? .....Yes  No  Unknown

182 7. **Energy Efficiency Testing:** Has the property been tested for energy efficiency?.....Yes  No  Unknown

183 If yes, what were the test results?N/A

184 8. **Attic Insulation:** Type Blown-In Unknown  Amount N/A Unknown

185 9. Are you aware of any area environmental concerns?.....Yes  No  Unknown

186 If yes, please explain: N/A

188 10. Are you related to the listing agent? Yes  No  If yes, how? SEE BELOW

189 11. Where survey of property may be found: County Recorder's Office

190 12. **Wind Farms:** Is the subject property encumbered by certain Wind Energy rights?.....Yes  No

191 If yes, rights by: Lease , Easement , Other  Define Other: N/A

192 Wind Farm Company, Owner: N/A

193 13. **Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.)

194 (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary)

195 N/A

197 If the answer to any item is yes, please explain. Attach additional sheets, if necessary: 10. Principals (Kalen Ludwig and  
 198 Steve Bruere) of the selling entity each hold an active real estate license in the State of Iowa.  
 199 \_\_\_\_\_  
 200 \_\_\_\_\_  
 201 \_\_\_\_\_  
 202 \_\_\_\_\_

203  
 204 **IV. Radon Fact Sheet & Form Acknowledgement**

205 **Seller acknowledges that Buyer be provided the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared**  
 206 **by the Iowa Department of Public Health.**

207  
 208  
 209 Seller *Becky Rozenboom* dotloop verified  
04/08/26 3:24 PM CDT  
XBFL-JWRG-BWYX-THXG Seller  Date 04/08/2026

210  
 211  
 212 Seller has owned the property since 02/27/2026 (date). Seller has indicated above the history and condition of  
 213 all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the  
 214 structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will  
 215 immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not  
 216 directly made by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges Seller has  
 217 retained a copy of this statement.

218  
 219  
 220 **Buyer hereby acknowledges receipt of "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa**  
 221 **Department of Public Health, and a copy of this statement. This statement is not intended to be a warranty or to**  
 222 **substitute for any inspection the buyer(s) may wish to obtain.**

223  
 224  
 225 Buyer  Buyer  Date \_\_\_\_\_  
 226