



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address: Jeffrey & Nicole Kofmehl
1935 SE Prairie Creek Dr., Waukee, IA 50263

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

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.


If claiming an exemption, sign here and stop.

Seller	Date
Buyer	Date

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.

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 by any Agent acting on behalf of the Seller. **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 Initials   Buyer Initials  

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

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

- Basement/Foundation:** Has there been known water or other problems?..... Yes No Unknown
If yes, please explain: Minor window leak in basement living area, seller is addressing prior to close
- Roof:** Any known problems? ... Yes No Unknown
Roof Type Asphalt Shingle
Date of repairs/replacement (If any) July 2025
Describe: All new roof

- 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 N/A 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 New April 2026
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 New April 2026
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: N/A
 122 **You MUST explain any "Yes" responses above (Attach additional sheets if necessary):** N/A
 123

124
 125 Seller Initials   Buyer Initials
 126

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 checked="" type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Alarm	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" 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

197 If the answer to any item is yes, please explain. Attach additional sheets, if necessary: _____

198 _____

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 *Jeffrey D. Kofmehl* dotloop verified
04/26/26 8:36 PM CDT
GBV9-JFIZ-HSZH-6FRU Seller *Nicole L. Kofmehl* dotloop verified
04/26/26 8:40 PM CDT
V4XN-KDFR-DSUL-IXQQ Date 04/26/2026

210

211

212 Seller has owned the property since 04/06/2023 (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 wade 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