



SELLER DISCLOSURE OF PROPERTY CONDITION

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



1 **Property Owner(s) & Address:** Chad Bierman and Lyndall Bierman
2 7708 Virginia St, New Virginia, Iowa 50210

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.**

<i>Chad Bierman</i>	dotloop verified 05/06/26 9:49 PM CDT 3ILE-FLAX-KM24-QBIL	<i>Lyndall Bierman</i>	dotloop verified 05/07/26 4:56 PM CDT TXED-LWPK-8DK2-4Y12
Seller	Date	Seller	Date
Buyer	Date	Buyer	Date

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.

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.

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.**

40 Seller Initials   Buyer Initials  

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

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

- 46 1. **Basement/Foundation:** Has there been known water or other problems?..... Yes No Unknown
47 If yes, please explain: _____
- 49 2. **Roof:** Any known problems? Yes No Unknown
50 Roof Type _____
51 Date of repairs/replacement (If any) _____
52 Describe: _____

- 53 3. **Well and Pump:** Any known problems?..... Yes No Unknown
54 Type of well (depth/diameter), age and date of repair: _____
55 Has the water been tested?..... Yes No Unknown
56 If yes, date of last report/results: _____
57
- 58 4. **Septic Tanks/Drain Fields:** Any known problems? Yes No Unknown
59 Location of tank South of house _____ Age 3 _____ Unknown
60 Has the system been pumped and inspected within the last 2 years? Yes No Unknown
61 Date of inspection _____ Date tank last cleaned/pumped _____ 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 _____
66
- 67 6. **Heating System(s):** Any known problems? Yes No Unknown
68 Any known repairs/replacement? Yes No Unknown
69 Date of repairs _____
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 _____
74
- 75 8. **Plumbing System(s):** Any known problems?..... Yes No Unknown
76 Any known repairs/replacement? Yes No Unknown
77 Date of repairs _____
78
- 79 9. **Electrical System(s):** Any known problems?..... Yes No Unknown
80 Any known repairs/replacement? Yes No Unknown
81 Date of repairs _____
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 _____
86 Previous Infestation/Structural Damage?..... Yes No Unknown
87 Date of repairs _____
88
- 89 11. **Asbestos:** Is asbestos present in any form in the property? Yes No Unknown
90 If yes, explain: _____
91
- 92 12. **Radon:** Any known tests for the presence of radon gas? Yes No Unknown
93 If yes, test results? _____ pCi/L Date of last report _____
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. _____
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: _____
 115
 116 20. Do you know the zoning classification of this property?Yes No Unknown
 117 If Yes, what is the zoning? Ag
 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: _____

122 **You MUST explain any "Yes" responses above (Attach additional sheets if necessary):** _____

123
 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
136 Refrigerator	<input 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 checked="" type="checkbox"/>
137 Hood/Fan Disposal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & Pump		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
138 TV Receiving Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke Alarm	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
139 Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	City Water System		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
141 Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Sewer System		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
142 Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Fireplace/Chimney	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
147 Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
148 Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
150 Water Softener/Conditioner	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
151 LP Tanks	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	Dryer	<input 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 checked="" type="checkbox"/>	Washer	<input 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 checked="" type="checkbox"/>	Storage Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
156 Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
157 Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

_____ # of remotes _____ # of collars

158 **Exceptions/Explanations for "NO" responses above:** LP tank rental agreement from NEW Cooperative
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 05/06/26 9:09 PM CDT dotloop verified 05/07/26 4:56 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: _____
- 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? _____
- 184 8. **Attic Insulation:** Type Closed Cell Foam Unknown Amount _____ Unknown
- 185 9. Are you aware of any area environmental concerns?.....Yes No Unknown
- 186 If yes, please explain: _____
- 187 _____
- 188 10. Are you related to the listing agent? Yes No If yes, how? _____
- 189 11. Where survey of property may be found: Warren County
- 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: _____
- 192 Wind Farm Company, Owner: _____
- 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 None
- 196 _____

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 *Chad Bierman* dotloop verified
05/06/26 9:49 PM CDT
ES0F-L5ER-947N-85TD Seller *Lyndall Bierman* dotloop verified
05/07/26 4:56 PM CDT
FCWA-UBCU-VWKD-GJWH Date 05/06/2026
 210
 211

212 Seller has owned the property since 07/01/2023 (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 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