



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address: Ground Breaker Homes, LLC
325 N 39th St., Cumming, IA 50061

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	Seller	Date
Buyer	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: N/A
- Roof:** Any known problems? Yes ☐ No ☒ Unknown ☐
Roof Type Asphalt Shingle
Date of repairs/replacement (If any) N/A
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 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 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 N/A

You MUST explain any "Yes" responses above (Attach additional sheets if necessary): 15. Buyer is responsible for reading covenants. Property is part of GWC HOA and Middlebrook Master Association. Annual dues to GWC are \$600. Middlebrook Umbrella HOA annual dues are \$150. Total of \$750.

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Notice. Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between **Buyer and Seller**, and requested items should be in writing as either **included or excluded** in any **Offer to Buy/Purchase Agreement**. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	Included	Working?		N/A
		Yes	No	
Lawn Sprinkler System		☒	☐	☐
Solar Heating System	☐	☐	☐	☐
Pool Heater/Liner/Equipment	☐	☐	☐	☐
Well & Pump		☐	☐	☐
Smoke Alarm	☒	☒	☐	☐
Carbon Monoxide Detector	☒	☒	☐	☐
City Water System		☒	☐	☐
City Sewer System		☒	☐	☐
Plumbing System		☒	☐	☐
Central Heating System		☒	☐	☐
Water Heater		☒	☐	☐
Windows		☒	☐	☐
Fireplace/Chimney	☒	☒	☐	☐
Wood Burning System	☐	☐	☐	☐
Furnace	☒	☒	☐	☐
Humidifier	☐	☐	☐	☐
Sauna/Hot tub	☐	☐	☐	☐
Locks and Keys	☒	☒	☐	☐
Dryer	☐	☐	☐	☐
Washer	☐	☐	☐	☐
Storage Shed	☐	☐	☐	☐
Underground "Pet Fence"	☐	☐	☐	☐
Pet Collars	☐	☐	☐	☐
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 08/28/25 3:00 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
187 _____
- 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: Recorded Plat of Survey
- 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 _____
196 _____

197 If the answer to any item is yes, please explain. Attach additional sheets, if necessary: 10. The principal owners of
198 Ground Breaker Homes, LLC, Steve Bruere and Kalen Ludwig, are licensed real estate agents 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
08/28/26 3:09 PM CDT
AAP9-UINS-2REU-NOKH

 Seller Date 08/28/2026
210
211

212 Seller has owned the property since 7/22/2026 (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
226 Buyer Buyer Date _____