



SELLER DISCLOSURE OF PROPERTY CONDITION

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



Property Owner(s) & Address: 2215 SW Woodland Dr, Ankeny IA

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.

James DeBartolo
Seller

6/24/26
Date

MARIAN DUBROVSKO
Seller

6/21/24
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

JD

MAD

Buyer Initials

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

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

1. **Basement/Foundation:** Has there been known water or other problems?.....Yes ☐ No ☒ Unknown ☐
If yes, please explain: _____

2. **Roof:** Any known problems?.....Yes ☐ No ☒ Unknown ☐

Roof Type GAF Premium Timberline HD shingles

Date of repairs/replacement (If any) Oct. 2019 SonnTag Roofing

Describe: Hail Damage- replaced shingles, front gutter, and sky light

IR SDPC Ver 1.2 12-18-2025

Serial# 076179-500178-1886647

Prepared by: Denice Powell | Lake Panorama Realty | Deepowell@lakepanoramarealty.com |

Form
Simplicity

- 53 3. **Well and Pump:** Any known problems?.....NA.....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?.....NA.....Yes ☐ No ☐ Unknown ☐
59 Location of tank _____ Age _____ 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?.....Bryant AFUE 97%.....Yes ☒ No ☐ Unknown ☐
69 Date of repairs 8/2022
70 contract 2026 Bryant Furnace / AC clean, inspect, change filter
71 7. **Central Cooling System(s):** Any known problems?.....Yes ☐ No ☒ Unknown ☐
72 Any known repairs/replacement?.....Bryant SEER Rating is 18.....Yes ☒ No ☐ Unknown ☐
73 Date of repairs 8/2022
74 Contract 2026 Bryant Furnace / AC clean, inspect, change filter
75 8. **Plumbing System(s):** Any known problems?.....Yes ☐ No ☒ Unknown ☐
76 Any known repairs/replacement?.....seals aged - toilets replaced.....Yes ☐ No ☐ Unknown ☐
77 Date of repairs 2025/2026 up stairs x2 main floor x1
78
79 9. **Electrical System(s):** Any known problems?.....Yes ☐ No ☒ Unknown ☐
80 Any known repairs/replacement?.....Added 30A RV Outlet in RV garage.....Yes ☐ No ☐ Unknown ☐
81 Date of repairs July 2017
82 single car garage is prepped for a 220 circuit
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? 2.9 pCi/L Date of last report 11-22-2010
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

15. Any known encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property?..... Yes ☐ No ☒ Unknown ☐
16. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or maintenance responsibility way have an effect on the property?..... Yes ☐ No ☒ Unknown ☐
17. **Structural Damage:** Any known structural damage?..... Yes ☐ No ☒ Unknown ☐
18. **Physical Problems:** Any known settling, flooding, drainage or grading problems?..... Yes ☐ No ☒ Unknown ☐
19. Is the property located in a flood plain?..... Yes ☐ No ☐ Unknown ☐
If yes, flood plain designation: _____
20. Do you know the zoning classification of this property?..... Residential Yes ☐ No ☐ Unknown ☐
If Yes, what is the zoning? _____
21. **Covenants:** Is the property subject to restrictive covenants?..... Yes ☒ No ☐ Unknown ☐
If yes, attach a copy OR state where a true, current copy of the covenants can be obtained: ☐ On file at County Recorder's office or: _____

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

West Winds Owners Association #100 annual dues paid 1-2-26

Seller Initials JDO MAD

Buyer Initials _____

II. Appliances/Systems/Services (Section II is for the convenience of Buyer/Seller and is not mandatory)

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		
Range/Oven	☒	☒	☐	☐	☐
Dishwasher <u>may pause</u>	☒	☒	☐	☐	☐
Refrigerator <u>5/2025 LG</u>	☒	☒	☐	☐	☐
Hood/Fan Disposal	☐	☐	☐	☐	☒
TV Receiving Equipment	☐	☐	☐	☐	☒
Sump Pump + <u>battery backup</u>	☒	☒	☐	☐	☐
Alarm System	☐	☐	☐	☐	☒
Central AC <u>9/2022 Bryant</u>	☒	☒	☐	☐	☐
Window AC	☐	☐	☐	☐	☒
Central Vacuum	☒	☒	☐	☐	☐
Gas Grill	☐	☐	☐	☐	☒
Attic Fan	☐	☐	☐	☐	☒
Intercom	☐	☐	☐	☐	☒
Microwave	☒	☒	☐	☐	☐
Trash Compactor	☐	☐	☐	☐	☒
Ceiling Fan	☒	☒	☐	☐	☐
Water Softener/Conditioner	☐	☐	☐	☐	☒
LP Tanks	☐	☐	☐	☐	☒
LP Keys & Locks	☐	☐	☐	☐	☒
Swing Set	☐	☐	☐	☐	☒
Basketball Hoop	☐	☐	☐	☐	☒
Garage Door Opener	☒	☒	☐	☐	☐
Boat Hoist	☐	☐	☐	☐	☒
Boat Dock	☐	☐	☐	☐	☒

	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 <u>Electric</u>	☐	☒	☐	☐	☐
Wood Burning System	☐	☐	☐	☐	☒
Furnace <u>Bryant 9/2022</u>	☒	☒	☐	☐	☐
Humidifier	☐	☐	☐	☐	☒
Sauna/Hot tub	☐	☐	☐	☐	☒
Locks and Keys	☒	☒	☐	☐	☐
Dryer	☒	☒	☐	☐	☐
Washer	☒	☒	☐	☐	☐
Storage Shed	☐	☐	☐	☐	☒
Underground "Pet Fence"	☐	☐	☐	☐	☒
Pet Collars	☐	☐	☐	☐	☒
# of remotes		# of collars			

Exceptions/Explanations for "NO" responses above: _____

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

Seller Initials DD mso

Buyer Initials _____

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

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

Please explain: Added RV garage - Rigid Builders July 2017

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

If yes, has the damage been repaired/replaced?..... shingles replaced 2019 Yes ☒ No ☐

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

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

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

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

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

If yes, what were the test results? _____

8. **Attic Insulation:** Type Garage ceiling fiberglass blown Unknown ☐ Amount 6-8" Unknown ☐

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

If yes, please explain: _____

10. Are you related to the listing agent? Yes ☐ No ☒ If yes, how? _____

11. Where survey of property may be found: _____

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

If yes, rights by: Lease ☐, Easement ☐, Other ☐ Define Other: _____

Wind Farm Company, Owner: _____

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

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

2017 Tiled Basement Floor

may 2024 master bath and kitchen pella window replaced - seal failure

Buresch Home Solutions

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

4/2022 replaced living room window - seal failure Buresh Home Solutions
2025/26 A+ Lawn - sprinkler backflow device replaced + valves replaced
2021 replaced single car garage door opener

IV. Radon Fact Sheet & Form Acknowledgement

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

Seller James DeBartolo Seller Marianne DeBartolo Date 6/24/26

Seller has owned the property since 12/2010 (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges Seller has retained a copy of this statement.

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

Buyer _____ Buyer _____ Date _____

HOMEOWNER'S ASSOCIATION ADDENDUM



DATE OF PURCHASE AGREEMENT _____ MLS NUMBER 743662

PROPERTY ADDRESS 2215 SW Woodland Dr, Ankeny IA

BUYER(S) _____

SELLER(S) James & Mary Susan DeBartolo

The Purchase Agreement is subject to this Addendum regarding the terms and provisions of the Townhome/Condominium/Homeowner's Association's (the "HOA") Declaration of Covenants, Bylaws, Articles of Incorporation, Rules and Regulations and any amendments thereto as of the date of this Purchase Agreement.

Within five (5) business days of final acceptance of the Purchase Agreement, the Seller(s) shall furnish to the Buyer(s) the following unless Buyer(s) waives their right to examine the HOA documents.

CHECK ALL THAT APPLY

- | | |
|---|---|
| ☐ Declaration of Covenants and any Amendments thereto | ☐ Rules and Regulations |
| ☐ Minutes from most recent Annual Meeting | ☐ Articles of Incorporation |
| ☐ Buyer Transfer or Initiation Fees if applicable | ☐ By-Laws and any Amendments thereto |
| ☐ Current Financial Statement and any Amendments thereto | ☐ HOA Payment Due Date |
| ☐ Minutes from the two most recent Board of Directors Meetings | |
| ☐ HOA Contact Information (HOA Management Company, Contact Name, Phone, Email) | |
| ☐ Other _____ | |

☐ Buyer(s) elects to waive the right to examine the HOA documents.

The balance of this Addendum shall remain in full force.

Buyer(s) - Only initial if you are waiving your right to examine HOA documents

Buyer(s) Initials _____

Buyer(s) shall have five (5) business days after receipt thereof to examine said documents. Buyer(s) may, within said five (5) business days, and prior to any conveyance of the Property, elect to cancel this Purchase Agreement by delivering written notice of cancellation as provided in the Purchase Agreement. If the Buyer(s) elects to so cancel this Purchase Agreement, then this Agreement shall become null and void and the earnest money paid by the Buyer(s) shall be refunded. In the event Buyer(s) does not so notify Seller(s) of cancellation, this Agreement shall be binding and remain in full force and effect.

If the HOA's Declaration of Covenants, Articles of Incorporation or Bylaws require that this Agreement, or the Buyer(s) be approved by the Board of Directors or other governing body of the HOA, or if any rights of first refusal or comparable right exists, then this Agreement is made expressly contingent upon such approval, or upon a waiver of such right, given in writing. In the event such approval is not granted or waived prior to closing, this Agreement shall be null and void and all earnest money paid by the Buyer(s) shall be refunded.

HOA amount as published on the MLS: \$100.00 paid ☐ Monthly ☐ Quarterly ☒ Annually

Any HOA special assessments approved by vote of the Association or other governing body prior to date of closing, whether levied or pending by the HOA, shall be paid by Seller(s). Buyer(s) shall be responsible to pay special assessments approved or levied by the HOA after the date of closing.

Seller(s) warrants that all HOA dues will be paid current as of the date of closing. Paid HOA dues shall be prorated based

upon the date of closing, unless specified as follows: _____

Other Provisions _____

BUYER'S Signature	Date	SELLER'S Signature	Date
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BUYER'S Signature	Date	SELLER'S Signature	Date
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LAKE PANORAMA REALTY

EARNEST MONEY ADDENDUM

Lake Panorama Realty uses the trust services of Bruner, Bruner, Reinhart & Morton, LLP (hereinafter Bruner) of Guthrie Center, Iowa, for retention and disbursal of earnest money deposits. There is no charge to the Buyers or Sellers for this service. Any earnest moneys are to be made payable to the “Bruner Law Firm Trust Account” and held in trust pending closing. Any earnest moneys made payable to “Lake Panorama Realty” or any variation thereof will be endorsed/transferred and deposited into Bruner Law Firm Trust Account.

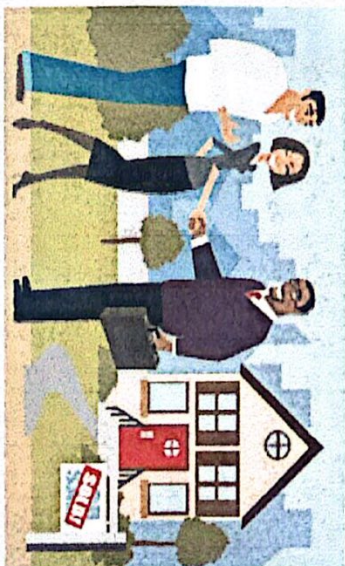
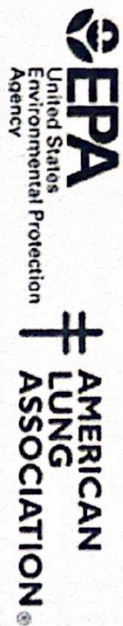
Acknowledged this ____ day of _____, _____.

Seller

Buyer

Seller

Buyer



Licensed radon measurement specialists in Iowa can be found by going online to www.idph.state.ia.us/eh/radon.asp and searching the lists of certified radon measurement specialists by county or by license number. Additional radon information is available from the state radon program at 800-383-5992. EPA's Web site www.epa.gov/radon and the American Lung Association Web site at www.lungusa.org.

6/2009



Iowa Department of Public Health
Promoting and Protecting the Health of Iowans

IOWA RADON HOME- BUYERS AND SELLERS FACT SHEET



What is Radon?

Radon gas occurs naturally in the soil, and is produced by the radioactive breakdown or decay of uranium and radium. Long ago, glacial activity left behind ground-up deposits of many minerals such as uranium in the soil or upper crust in Iowa. Because radon is a gas it can seep into buildings, including homes. It is an odorless and invisible gas that is also radioactive and harmful to humans when inhaled.

Where is Radon found in Iowa?

EPA has identified all counties in Iowa as Zone 1. Zone 1 counties have a predicted average indoor radon screening level of more than 4 pCi/L (picocuries per liter). The total average indoor radon level in Iowa is 8.5 picocuries per liter (pCi/L) of air, and in the United States it is 1.3 pCi/L of air. Average radon levels of 4 pCi/L are considered elevated, and remediation is recommended.

The primary source of high levels of radon in homes is in the soil below and soil surrounding the home. It is found in new and old homes, and in homes with and without basements. Based on data collected from radon home tests, the Iowa Department of Public Health (IDPH) estimates that as many as 5 in 7 homes (or greater than 50-70%) across Iowa have elevated radon levels. Radon levels can vary from area to area and can vary considerably from house to house, even on the same street and neighborhood. A high and low level of radon can be found in homes directly next to each other.

How does Radon get into a home?

Warm air rises, creating a small vacuum in the lower areas of a house. Radon moves through and into the home as air moves from a higher pressure in the soil to a lower pressure in the home. Radon gas seeps into a house the same way air and other soil gases enter: from the soil around and under the home and through cracks in the foundation, floor or walls; hollow-block walls; and openings around floor drains, pipes and sump pumps; and through crawl spaces.

What are the Health Effects of Radon?

There is overwhelming scientific evidence that exposure to elevated levels of radon causes lung cancer in humans. Radiation emitted from

radon can cause cellular damage that can lead to cancer when it strikes living tissue in the lungs. Radon is the first leading cause of lung cancer in nonsmokers, and the second leading cause of lung cancer overall. It is responsible for about 21,000 deaths every year in the US. EPA also estimates that long-term exposure to radon potentially causes approximately 400 deaths each year in Iowa.

How do Home Buyers in Iowa find out if a home they are purchasing has elevated levels of Radon?

Home buyers interested in purchasing a home can test the homes for radon by contacting a licensed or certified radon measurement specialist. They can find a list of licensed radon measurement specialists by going online to www.idph.state.ia.us/eh/radon.asp and searching the list of Iowa radon measurement specialists by county, or by contacting a real-estate professional for help on finding a radon testing professional. Remember, the IDPH, the Environmental Protection Agency, the American Lung Association, and the Surgeon General recommend radon testing all new and existing homes for radon in Iowa before they are sold or before they are transferred to a different owner.

How can elevated levels of Radon be fixed?

Licensed or credentialed radon mitigation contractors can install a radon mitigation system that provides a permanent solution. A typical radon mitigation system includes a suction point that addresses the soil underneath the structure. A home that has been mitigated will usually have a much lower radon level than the EPA's action level of 4 picocuries per liter. Addressing residential radon issues is an excellent step toward assuring good indoor air quality. A list of licensed radon mitigation contractors can be obtained from the state radon program by going online to www.idph.state.ia.us/eh/radon.asp and then clicking on the list of Iowa credentialed radon mitigation specialists by county. A radon information packet can also be obtained by calling 1-800-383-5992.

Additional Information:

Additional information about radon is available from the state radon program at 800-383-5992, and EPA's Web site, www.epa.gov/radon or the American Lung Association Web site at www.lungusa.org.

Utility Providers

Electricity & Gas

Provider: Mid American

Phone: 888-427-5632

Average Cost: \$85 Electric/ \$62 gas month average

Website: www.midamerican.com

Phone, Cable & Internet

Provider: Mediacom

Phone: 866-207-8709

Notes: Various packages available

Water, Sewer

Provider: City of Ankeny

Phone: 515-965-6400

Cost: \$95.00 month average

Website: www.ankenyiowa.gov/408/utilities

Trash & Recycling

Various Providers

Owners uses Waste Connections \$69.72 quarter

Website: ankenyiowa.gov/411/Trash-Recycling