



SELLER DISCLOSURE OF PROPERTY CONDITION (BASIC)

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



Property Address: 4709 Panorama Drive Panora IA 50216

Property Owner (Seller – please print per title): JRL Builders LLC

Purpose of Disclosure: Completion of this form is required under Iowa law which mandates Seller disclose condition and information about the property, unless the property is exempt.

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.

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.

☐ Property is exempt because one or more of the above exemptions apply. (If exempt -**STOP HERE**- skip to signature line)

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 the representations of Agent.

I. Property Conditions, Improvements and Additional Information:

- Basement/Foundation:** Has there been known water or other problems? Yes ☐ No ☒ Unknown ☐ If yes, please explain: _____
- Roof:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type _____ Unknown ☐
Date of repairs/replacement _____ Unknown ☐ Describe: _____
- Well and pump:** Any known problems? Yes ☐ No ☒ Unknown ☐ Type of well (depth/diameter), age and date of repair: _____ Has the water been tested? Yes ☐ No ☐ Unknown ☐ If yes, date of last report/results: _____
- Septic tanks/drain fields:** Any known problems? Yes ☐ No ☒ Unknown ☐ Location of tank see map Unknown ☐ Age _____ Unknown ☐ Date tank last inspected _____ Unknown ☐
- Sewer:** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____
- Heating system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____
- Central Cooling system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____
- Plumbing system(s):** Any known problems? Yes ☒ No ☐ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____ Previous owner had a pipe break, no known problems under current ownership
- Are there currently, or have there ever been, any lead service lines present? Yes ☐ No ☒ Unknown ☐ If yes, please provide more information _____
- Electrical system(s):** Any known problems? Yes ☐ No ☒ Any known repairs/replacement? Yes ☐ No ☐ Date of repairs _____

Buyer initials _____ **Seller initials** ljw

- 11. Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.) Any known problems? Yes ☐ No ☒ Unknown ☐ Date of treatment _____ Previous Infestation/Structural Damage? Yes ☐ No ☐ Date of repairs _____
- 12. Asbestos:** Is asbestos present in any form in the property? Yes ☐ No ☒ Unknown ☐ If yes, explain: _____
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- 13. Radon:** Any known tests for the presence of radon gas? Yes ☐ No ☒ If yes, who tested? _____ Test results? _____ Date of last report _____ Seller Agrees to release any testing results. **If not, Check here** ☐
- 14. Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint? Yes ☐ No ☒ Unknown ☐ If yes, what were the test results? _____
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- 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 may 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?** Yes ☐ No ☒ Unknown ☐ What is the zoning? _____
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- 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: _____
- 22. Has there been "major" structural remodeling?** Yes ☐ No ☒ If yes, please explain: _____
- You MUST explain any "Yes" responses above (Attach additional sheets if Necessary):**
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Seller has owned the property since 2025 (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. 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 acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller Luke Wanninger Seller _____ Date 3/23/26

Buyer hereby acknowledges receipt of 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 acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer _____ Buyer _____ Date _____



SEPTIC SYSTEM INSPECTION AND REPAIR ADDENDUM



This agreement is an addendum to the Offer for Real Estate dated _____

between Seller(s) JRL Builders LLC and Buyer(s) _____

Property Address:

4709 Panorama Drive Panora IA 50216

Purpose of Addendum: Iowa Code 455B.172 mandates the inspection of septic systems, unless exempt, prior to the transfer of property. The Code applies to transfer of property which includes at least one but not more than four dwelling units. This property has a septic system and is not connected to a sanitary sewer system.

Exempt Properties: Properties exempted from the Septic System Inspection Requirements include (IA Code 455B.172): Bare ground; property containing 5 or more dwellings units; court ordered transfers; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an decedent's estate, guardianship, conservatorship, or trust; between joint tenants or tenants in common; intra family transfers; between divorcing spouses; transfers, for which consideration is \$500 or less; certain intra-family or intra-company business organization transfers; properties which have been inspected within the last two years.

Also, the inspection requirement does not apply to a transfer in which the transferee intends to demolish or raze the building. An Iowa Department of Natural Resources (DNR) form must be used to certify the intent to raze or destroy.

Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 455B because one of the above exemptions apply. If so, Seller(s) may stop here. The Exemption will need to be filled in on the Groundwater Hazard Statement.

Seller Date

Seller Date

Buyer Date

Buyer Date

Section I:

Seller's Disclosure Statement: Sellers warrant, to the best of their knowledge, that the septic system is entirely located on the above property is in good working order at the time of this offer. Brokerage makes no statements or warranty as to the septic system. 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 other inspection the purchaser may wish to obtain. **The buyer is responsible for securing a septic maintenance contract in place in accordance with Guthrie County Environmental regulations.**

Has the system been inspected by a DNR certified inspector within 2 years, or pumped/cleaned within 3 years?

Yes ☐ No ☐ Unknown ☐

Date of inspection July 1 2024 Unknown ☐

Date system last cleaned/pumped July 1 2024 Unknown ☐

(Note: If inspected within 2 years of closing date, system may not need inspection and if pumped within 3 years may not need pumping/cleaning.)

Any known problems?

Yes ☐ If Yes, Explain _____

No ☐ Unknown ☐

General location of system _____

Location Unknown ☐ Age _____ Unknown ☐

Attached additional pages if necessary.

Buyers and Sellers agree to have the septic system inspected by a person certified by the DNR.

Such inspection will be paid for by:

☐ Buyer

☒ Seller

☐ Mutually Agreed: Amount _____ by Seller, and amount _____ by Buyer.
Exact \$ or % Exact \$ or %

and completed within _____ days of the execution of this Addendum or no later than _____.

Seller Initials *WW*

Buyer Initials _____

The County Recorder shall not record a deed or any other property transfer or conveyance document until either a certified inspector's report is provided or attached to the Groundwater Hazard Statement, which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the DNR or, in the event that weather or other temporary physical conditions prevent the certified inspection from being conducted, the buyer has executed and submitted a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection.

At the time of inspection, any septic system existing as part of the sewage disposal system shall be opened and have the contents pumped out and disposed of as provided for by rule. In the alternative, the owner may provide evidence of the septic system being properly pumped out within three years prior to the inspection by a commercial septic system cleaner licensed by the DNR which shall include documentation of the size and condition of the tank and its components at the time of such occurrence. Buyer and Seller may agree to escrow money for any future modifications required by DNR rules (by completing an Escrow & Release Agreement).

If a private sewage disposal system is failing to ensure effective wastewater treatment or is otherwise improperly functioning, the private sewage disposal system shall be renovated either by the seller, or by agreement to meet current construction standards as adopted by the DNR, within a reasonable time period as determined by the county or the DNR. If the private sewage disposal system is properly treating the wastewater and not creating an unsanitary condition in the environment at the time of inspection, the system is not required to meet current construction standards.

Following an inspection, the inspection form and any related reports shall be provided to the county for enforcement of any follow-up mandatory system improvement and to the DNR for their records. Title abstracts to property with private sewage disposal systems shall include documentation of septic system inspections.

We, the undersigned understand this form and agree to its terms.

Signed by: *Luke Wanniger* 4/10/2026
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Seller _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

You May STOP here if the inspection does not mandate a renovation, repair, or replacement of the septic system.

If a renovation, repair or replacement of the septic system is mandated, complete Section II on page 3.

THIS IS A LEGALLY BINDING DOCUMENT.

If not understood, consult with the lawyer of your choice.

Revised 8/5/10 © Iowa Association of REALTORS®

Section II: Septic Inspection Mandates Renovation, Repair, or Replacement

Buyers and Sellers agree to such renovation, repair, or replacement of the septic system.

Name of Septic Contractor/Service Provider _____

Such renovation, repair, or replacement shall be the responsibility and paid for by:

☐ Buyer

☐ Seller

☐ Mutually Agreed: Amount _____ by Seller, and amount _____ by Buyer.
Exact \$ or % Exact \$ or %

and completed within _____ days of the execution of this Addendum or no later than _____

Buyer and Seller may agree to escrow money for the renovation, repair and replacement of the septic system and may complete an Escrow Agreement and Release.

We, the undersigned understand this form and agree to its terms.

Seller Date

Buyer Date

Seller Date

Buyer Date

THIS IS A LEGALLY BINDING DOCUMENT.

If not understood, consult with the lawyer of your choice.

Revised 8/5/10 © Iowa Association of REALTORS®

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 money 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.

PROPERTY SETTLEMENT SERVICES AGREEMENT

Lake Panorama Realty lists and sells properties, but does not provide settlement services. Lake Panorama Realty uses the settlement services of Bruner, Bruner,Reinhart & Morton,LLP (hereinafter Bruner) of Guthrie Center, Iowa, to provide settlement services. Bruner may also provide additional services such as title examination, upon request. Any fee charged by Bruner for settlement services will normally be paid by the Buyer. You have the right to use your attorney or other settlement service provider. Please let us know and we will accommodate you. Bruner Law Firm charges a fee for providing closing services. The fee charged varies depending upon the nature of the closing (cash versus financing) and the amount of work necessary to successfully close your transaction. Your mortgage company, if applicable,may also have a preferred service provider and it is suggested that you work with your lender to arrange closing services. Bruner may be contacted at 641-332-2216 for further information.

Attachment for Lake Panorama Properties

Lake Panorama is the largest private lake in Iowa with 1160 acres of lake surface and more than 30 miles of shoreline. The Association was formed in 1968 and represents more than 1,750 members/property owners. Lake Panorama Association (LPA) is a property owners association consisting of home and lot owners within the Lake Panorama Subdivision. All owners of lots in the Subdivision are required to be members of the LPA and as members must abide with a number of restrictions, rules and regulations including (but not limited to) boat length & size restrictions, property use restrictions & building codes. The Lake Panorama Association has raised dues by 3% to 5% annually. Please visit www.lakepanorama.org to find this and other helpful information under the Documents section.

Seller	Date	Buyer	Date
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Seller	Date	Buyer	Date
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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.

Initial
W

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.