RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

This is an approved uniform DMAAR Form

DMAAR
Des Moines Area Association of REALTORS

PROPERTY ADDRESS 5745 COLUMBINE DR, Johnston, IA 50131

PROPERTY OWNER JEFFREY L. & MICHELE T. KANE

PURPOSE OF STATEMENT

Completion of this form shall satisfy the requirements of Chapter 558A of the Iowa Code which mandates the Seller disclosure of the condition of, and information about, the property the Seller is about to sell unless the property is exempt. This statement shall not be a warranty of any kind by the Seller or Listing Agent and shall not be intended as a substitute for any inspection or warranty the Buyer may wish to obtain.

EXEMPT PROPERTIES

Seller is exempt from completing this form on the basis that:

- ☐ The property contains no dwelling units or more than 4 dwelling units.
- ☐ This transfer is between joint tenants or tenants in common.
- ☐ This transfer is to a spouse or a lineal descendent of Seller.
- ☐ This transfer is by a power of attorney.
- ☐ This transfer is between spouses as a result of a dissolution of marriage.
- ☐ This transfer is made pursuant to a court order.
- ☐ Seller is a lender selling a foreclosed property.
- ☐ This transfer is to or from a governmental body.
- ☐ This transfer is by quit claim deed.

If Seller is an Estate, Conservatorship, or Trust, check the appropriate box below:

Was or will the fiduciary be an occupant in possession of the property at any time within the 12 consecutive months immediately preceding the date of sale of the property?

- ☐ Yes. Seller to complete disclosure form
- ☐ No. Seller is exempt from completing disclosure form.

Seller certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the exemptions above. If so: sign and stop here.

Buyer	Date	Seller	Date
Buyer	Date	Seller	Date

SELLER INSTRUCTIONS

Unless EXEMPT as noted above, Seller must complete this entire RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT and respond to ALL questions, OR attach reports allowed by Iowa Code section 558A.4(2).

Seller must disclose all known conditions materially affecting this property and provide information in good faith, making a reasonable effort to ascertain the required information.

- If the required information is known, indicate by checking the box (**YES**)
- If there have been no identified or reported issues, indicate by checking the box (**NO**)
- If the required information is unknown, indicate by checking the box (**UNK**)
- If an item does not apply to this property, indicate that it is not applicable (**N/A**)
- If the required information is unavailable following a reasonable effort, use an approximation of the information and identify your response as approximation (**AP**)
- Keep a copy of this statement with your other important papers
- Additional pages may be attached as needed

BUYER INITIALS	BUYER INITIALS	SELLER INITIALS	SELLER INITIALS
		MTK	JLK

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EVERY QUESTION MUST BE ANSWERED AS DIRECTED ON FORM - CHECK ONLY ONE RESPONSE IN EACH STATEMENT

1. Basement/Foundation: Any known water or other problems?	YES ☐	NO ☒	UNK ☐	N/A ☐
2. Roof: Any known problems?	YES ☐	NO ☒	UNK ☐	N/A ☐
Any known repairs?	YES ☐	NO ☒	UNK ☐	N/A ☐
If yes, date of repairs/replacement: ____/____/2022 AP ☐				
3. Well and Pump: (If not applicable, check the box and skip to Question #4) N/A ☒	YES ☐	NO ☐	UNK ☐	N/A ☐
Any known problems?	YES ☐	NO ☐	UNK ☐	N/A ☐
Any known repairs?				
If yes, date of repairs/replacement: ____/____/____ AP ☐				
Any known water tests?	YES ☐	NO ☐	UNK ☐	N/A ☐
If yes, date of last report: ____/____/____ AP ☐				
and results: _____				
4. Septic Tanks/Drain Fields: (If not applicable, check box and skip to Question #5) N/A ☒	YES ☐	NO ☐	UNK ☐	N/A ☐
Any known problems?				
If yes, explain: _____				
Has the system been inspected by an Iowa DNR certified inspector within 2 years?	YES ☐	NO ☐	UNK ☐	N/A ☐
Date of Inspection: ____/____/____ AP ☐				
Has the system been pumped/cleaned within the last 3 years?	YES ☐	NO ☐	UNK ☐	N/A ☐
Date tank last cleaned: ____/____/____ AP ☐				
(Note: If inspected within 2 years of closing date, system may not need inspection, and if pumped within 3 years, system may not need pumping/cleaning)				
General location of system: _____				
Age of system: _____ AP ☐ UNK ☐				
5. Sewer System: Any known problems?	YES ☒	NO ☐	UNK ☐	N/A ☐
Any known repairs? Sewer Scope Suggested Cleaning	YES ☐	NO ☒	UNK ☐	N/A ☐
If yes, date of repairs/replacement: ____/____/____ AP ☐				
6. Heating System(s): Any known problems?	YES ☐	NO ☒	UNK ☐	N/A ☐
Any known repairs?	YES ☐	NO ☐	UNK ☐	N/A ☐
If yes, date of repairs/replacement: ____/____/____ AP ☐				
7. Central Cooling System(s): Any known problems?	YES ☐	NO ☒	UNK ☐	N/A ☐
Any known repairs?	YES ☐	NO ☐	UNK ☐	N/A ☐
If yes, date of repairs/replacement: ____/____/____ AP ☐				
8. Plumbing System(s): Any known problems?	YES ☐	NO ☒	UNK ☐	N/A ☐
Any known repairs?	YES ☐	NO ☐	UNK ☐	N/A ☐
If yes, date of repairs/replacement: ____/____/____ AP ☐				
9. Lead and/or Galvanized Water Service Line				
Are there currently, or have there ever been, any lead and/or galvanized water service lines present?	YES ☐	NO ☐	UNK ☒	N/A ☐
If yes, please provide more information. _____				
10. Electrical System(s): Any known problems?				
Any known repairs?	YES ☐	NO ☒	UNK ☐	N/A ☐
If yes, date of repairs/replacement: ____/____/____ AP ☐				
11. Pest Infestation (termites, carpenter ants, bats, etc.): Any known problems?	YES ☐	NO ☒	UNK ☐	N/A ☐
If yes, date(s) of treatment: ____/____/____ AP ☐				
Any known structural damage?	YES ☐	NO ☐	UNK ☐	N/A ☐
If yes, date(s) of repairs/replacement: ____/____/____ AP ☐				
12. Asbestos: Any known to be present in the structure?	YES ☐	NO ☒	UNK ☐	N/A ☐
If yes, explain: _____				
13. Radon: Any known tests for the presence of radon gas?	YES ☒	NO ☐	UNK ☐	N/A ☐
If yes, date of last report: 05/25/26 AP ☐ and results: 4.0	YES ☐	NO ☐	UNK ☐	N/A ☐
14. Lead-Based Paint: Any known to be present in the structure?	YES ☐	NO ☒	UNK ☐	N/A ☐
15. Flood Plain: Do you know if the property is located in a flood plain?	YES ☐	NO ☒	UNK ☐	N/A ☐
If yes, what is the flood plain designation? _____				

_____ BUYER INITIALS _____ BUYER INITIALS MTK SELLER INITIALS JLK SELLER INITIALS

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16. Zoning: Do you know the zoning classification of the property? ..... YES ☒ NO ☐ UNK ☐ N/A ☐
    If yes, what is the zoning classification? R-1 (75)
17. Covenants: Is the property subject to restrictive covenants? ..... YES ☐ NO ☒ UNK ☐ N/A ☐
    If yes, a true, current copy of the covenants can be obtained:
    ☐ Attached to this Property Disclosure
    ☐ At the _____ county recorder's office
    ☐ Other: _____
18. Easements/Encroachments: Any known or unrecorded easements/encroachments? YES ☐ NO ☒ UNK ☐ N/A ☐
19. Shared or Co-Owned Features: Any 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 ☒ UNK ☐ N/A ☐
    Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner's Association which has any authority over the property? ..... YES ☐ NO ☐ UNK ☐ N/A ☐
20. Physical Problems: Any known settling, flooding, drainage or grading problems? ..... YES ☐ NO ☒ UNK ☐ N/A ☐
21. Private Burial Grounds: Does property contain any private burial grounds? ..... YES ☐ NO ☒ UNK ☐ N/A ☐
22. Structural Damage: Any known structural damage or modification? ..... YES ☐ NO ☒ UNK ☐ N/A ☐
    If yes, what is the damage or modification? _____
23. Has there been a property/casualty loss resulting in an insurance claim? ..... YES ☒ NO ☐ UNK ☐ N/A ☐
    If yes, indicate date(s) 2022 Loss type(s) Roof Hail Damage
    Loss amount(s) $ 11K Correction(s) _____
24. Are you related to Listing Agent? ..... YES ☐ NO ☒ UNK ☐ N/A ☐

You MUST explain any "YES" response(s) above. Use additional sheets as necessary:

_____

_____

_____

_____

SELLER(S) DISCLOSURE

Seller discloses the information regarding this property based on information known or reasonably available.

The Seller has owned the property since 01/02/1996 The Seller certifies that as of the date signed this information is true and accurate to the best of my/our knowledge. If any changes occur between the date Seller completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller shall immediately disclose such changes to Buyer in writing, unless the statement is not required to be amended per 558A.3(2).

Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Health and Human Services.

Michael T. Kane 6/27/26 — Seller — Date

Jeff d Kn 6/27/26 — Seller — Date

BUYER ACKNOWLEDGMENT

Buyer acknowledges receipt of a copy of this Residential Property Seller Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection Buyer may wish to obtain. Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Health and Human Services.

_____ Buyer — Date

_____ Buyer — Date