



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

This form is approved by the Iowa City Area Association of REALTORS®



Address of Property: 1650 West Forevergreen Road, North Liberty, IA 52317

PURPOSE: Use this statement to disclose information as required by Iowa Code Chapter 558A. This law requires certain sellers of residential property that includes at least one (1) but no more than four (4) dwelling units to disclose information about the property to be sold. The following disclosures are made by the seller(s) and not by any agent on behalf of the seller(s).

INSTRUCTIONS TO SELLER(S): (1) Seller(s) must complete this statement. Complete all questions, or attach reports allowed by Iowa Code Section 558.A.4; (2) Disclose all known conditions materially affecting this property; (3) If an item does not apply to this property, check the "N/A" box as not applicable; (4) You must provide information in good faith and make a reasonable effort to ascertain the required information. If the required information is unknown or is unavailable following a reasonable effort, use an approximation of the information and indicate by using "AP", or if the information is unknown indicate by checking the "UNK" box; (5) Additional pages may be attached to this form as needed; (6) Keep a copy of this statement with your other important papers.

N/A only to be used if component is not a part of the property.

1.	Basement/Foundation: Any known water or other problems?	Yes ☒	No ☐	N/A ☐	UNK ☐
	If yes, explain: Damp carpet was discovered in the basement in Spring 2026, indicating moisture intrusion.				
	Dates of repairs and/or replacement: Acculevel installed interior drain tile and sump pump system May 2026, which includes a transferable warranty.				
2.	Roof: Any known problems?	Yes ☒	No ☐	N/A ☐	UNK ☐
	Any known repairs?	Yes ☒	No ☐	N/A ☐	UNK ☐
	If yes to either, explain: A roof leak in 2020 caused water staining on the laundry room ceiling.				
	Dates of repairs:: The entire roof was replaced in 2020.				
	Age of Roof? 6 years				
3.	Well and Pump:	Yes ☒	No ☐	N/A ☐	UNK ☐
	Any known problems?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, explain:				
	Dates of repairs and/or replacement:				
	Any known water tests?	Yes ☒	No ☐	N/A ☐	UNK ☐
	If yes, date of last report: Nov 2024				
	Results of last report:* see additional information				
4.	Septic Tanks / Drainage Fields:	Yes ☒	No ☐	N/A ☐	UNK ☐
	Any known problems?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, explain:				
	Date of repairs and/or replacement:				
	Location of septic tank: approx 21 ft in front of west side of residence				
	Date tank was last cleaned/pumped: June 2026				
	Septic Tank Size (gallons): 1250				
5.	Sewer System:	Yes ☐	No ☒	N/A ☐	UNK ☐
	Any known problems?	Yes ☐	No ☐	N/A ☒	UNK ☐
	Any known repairs?	Yes ☐	No ☐	N/A ☒	UNK ☐
	If yes to either, explain:				
	Date of repairs and/or replacement:				
6.	Heating System(s):	Yes ☐	No ☒	N/A ☐	UNK ☐
	Any known problems?	Yes ☐	No ☒	N/A ☐	UNK ☐
	Any known repairs?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes to either, explain:				
	Dates of repairs:				
	Age of Heating System? 34 years (original to home)				

7.	Cooling System(s):				
	Any known problems?	Yes ☒	No ☐	N/A ☐	UNK ☐
	Any known repairs?	Yes ☒	No ☐	N/A ☐	UNK ☐
	If yes to either, explain: *see additional information				
	Dates of repair: *see additional information				
	Age of Cooling System? 34 years (original to home)				
8.	Plumbing System(s):				
	Any known problems?	Yes ☒	No ☐	N/A ☐	UNK ☐
	If yes, explain: A faulty air admittance valve in master bath resulted in odor within the closet.				
	Dates of repairs and/or replacement: AAV was replaced in 2026.				
	Are there currently or have there ever been any lead services lines present?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, explain:				
9.	Electrical System(s):				
	Any known problems?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, explain:				
	Dates of repairs and/or replacement:				
10.	Pest Infestation (e.g., termites, carpenter ants): Any known problems?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, date(s) of treatment(s):				
	Any known structural damage?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, explain:				
	Dates of repairs and/or replacements:				
11.	Asbestos: Any known to be present in the structure?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, explain:				
12.	Radon: Any known tests for the presence of radon gas?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, date of last report:				
	Results of last report:				
13.	Lead-Based Paint: Any known to be present in the structure?	Yes ☐	No ☒	N/A ☐	UNK ☐
	Was the dwelling constructed prior to January 1, 1978?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, complete the "Lead Based Paint Disclosure"				
14.	Flood Plain: Is the property located in a flood plain?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, what is the flood plain designation?				
15.	Zoning: Do you know the zoning classification of the property?	Yes ☐	No ☐	N/A ☐	UNK ☒
	If yes, what is the zoning classification?				
16.	Covenants: Is the property subject to restrictive covenants?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, attach a copy or state where a true current copy of the covenants can be obtained:				

17.	Shared or Co-Owned Features: Are features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use and/or maintenance responsibility may have an effect on the property? If yes, explain: _____	Yes ☐	No ☒	N/A ☐	UNK ☐
	Any known "common areas" such as pools, tennis courts, walkways or other areas co-owned with others, or a Homeowners' Association which has any authority over the property? If yes, explain: _____	Yes ☐	No ☒	N/A ☐	UNK ☐
18.	Physical Problems: Any known settling, flooding, drainage or grading problems? If yes, explain: *see additional information	Yes ☒	No ☐	N/A ☐	UNK ☐
19.	Structural Damage: Any known structural damage? If yes, explain: _____	Yes ☐	No ☒	N/A ☐	UNK ☐
20.	Emerald Ash Borer: Any known Ash trees located on the property? Date(s) of Treatment? If Any.	Yes ☐	No ☒	N/A ☐	UNK ☐
21.	Insurance Claims: Any known insurance claims? If yes, explain: _____	Yes ☐	No ☒	N/A ☐	UNK ☐
22.	LP Tank:	Yes ☐	No ☒	N/A ☐	UNK ☐
	Rented or Owned	Rented ☐	Owned ☐		
	If rented, please list company				
	If owned, does it stay with the property	Yes ☐	No ☐	N/A ☒	UNK ☐
	Any known problems?	Yes ☐	No ☐	N/A ☒	UNK ☐
	If yes, explain: _____				
	Dates of repairs and/or replacement: _____				
23.	Water Softener:	Yes ☐	No ☒	N/A ☐	UNK ☐
	Rented or Owned	Rented ☐	Owned ☒		
	If rented, please list company				
	If owned, does it stay with the property?	Yes ☒	No ☐		
	Any known problems?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, explain: _____				
	Dates of repairs and/or replacement: _____				
24.	Rented/Leased Equipment?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, please list the equipment staying with the property _____				

Any Additional Information:

Well water test results: SAFE from total coliform bacteria and fecal coliform bacteria. Does not exceed the maximum contaminant levels of 10 mg/L for nitrate, 0.010 mg/L for arsenic, or 0.30 mg/L for manganese.

Cooling System:

Condition: The air conditioning drain line was clogged in June 2026.

Remediation: This was repaired and cleaned out by Beaver Heating and Air Conditioning in June 2026. A/C coils were previously cleaned in May 2022.

Condition: The garage had exposed air ducts that would produce condensation during hot summer months.

Remediation: The ducts were covered with foam insulation and drywall in July 2026.

Backyard - Drainage:

Condition: Backyard experienced flooding during periods of heavy rainfall.

Remediation: A French drain was installed in Summer 2025 to prevent flooding.

Basement - Sliding Glass Doors:

Condition: The two middle sliding glass doors in the basement do not open.

Current Status: Doors remain in non-operational condition as of this disclosure. No repairs have been made.

Garage - Floor Drain:

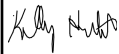
Condition: Garage floor drain had a history of backing up during high-rainfall periods, which resulted in garage flooding on prior occasions.

Remediation: A sump pit and sump pump were installed in the garage, and an overflow route was made between the floor drain and sump pit.

Please use additional sheets as necessary.

SELLER(S) DISCLOSURE STATEMENT IS NOT REQUIRED IN THE FOLLOWING INSTANCES: (1) Property contains no dwelling units or more than four dwelling units; (2) The transfer is made pursuant to court order; (3) The transfer is by mortgagor or mortgagee incident to a foreclosure or deed in lieu of foreclosure, or is incident to contract forfeiture; (4) 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; (5) A transfer between joint tenants or tenants in common; (6) A transfer to a spouse or a lineal descendent of the transferor; (7) A transfer between spouses as a result of dissolution of marriage or legal separation; (8) A transfer to or from a governmental body; (9) A transfer by quit claim deed; (10) A transfer by a power of attorney.

SELLER(S) DISCLOSURE: Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s). The Seller(s) has owned the property since 2018. The Seller(s) certifies that as of the date signed, this information is true and accurate to the best of my/our knowledge. Seller(s) acknowledge(s) the requirement that Buyer(s) be provided with the "Iowa Radon Home-Buyers and Seller Fact Sheet" prepared by the Iowa Department of Public Health.

 dotloop verified
07/30/26 7:20 PM CDT
VNXB-VBZQ-TXAU-T9LB

Buyer

date

 dotloop verified
07/30/26 11:16 PM CDT
HWH7-SJJG-B9ZQ-2INZ

Seller

date

BUYER(S) ACKNOWLEDGEMENT: Buyer(s) acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) wish to obtain. Buyer(s) acknowledge receipt of the "Iowa Radon Home-Buyers and Seller Fact Sheet" prepared by the Iowa Department of Public Health.



Buyer

date



Buyer

date