



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

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



Address of Property:

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:				
	Dates of repairs and/or replacement:				
2.	Roof: 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 Roof?	2015 10 yrs old			
3.	Well and Pump: (2) 1 at house & 1 at shop	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:	10-15-2025			
	Results of last report:	See attached			
4.	Septic Tanks / Drainage Fields: 1 at the house and 1 at the shop	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:	North side of house and North side of Shop			
	Date tank was last cleaned/pumped:	house 10-13-2025 Shop 4-21-2021			
	Septic Tank Size (gallons):	house 1500 GAL Shop 1250 GAL			
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): (2)	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:	New Burners were installed on house furnaces			
	Dates of repairs:	2-26-2026			
	Age of Heating System?	10 yrs old Systems are serviced annually			

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7. Cooling System(s): (2)
 Any known problems? Yes ☒ No ☐ N/A ☐ UNK ☐
 Any known repairs? Yes ☒ No ☐ N/A ☐ UNK ☐
 If yes to either, explain: 1 of the house AC Condensers was replaced
 Dates of repair: 7-9-2024
 Age of Cooling System? 10 years

8. Plumbing System(s): (2) 1 at the house and 1 at the Shop
 Any known problems? Yes ☐ No ☒ N/A ☐ UNK ☐
 If yes, explain:
 Dates of repairs and/or replacement:
 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:

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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? Yes ☐ No ☒ N/A ☐ UNK ☐
If yes, explain:
- 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? Yes ☐ No ☒ N/A ☐ UNK ☐
If yes, explain:
18. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes ☐ No ☒ N/A ☐ UNK ☐
If yes, explain:
19. Structural Damage: Any known structural damage? Yes ☐ No ☒ N/A ☐ UNK ☐
If yes, explain:
20. Emerald Ash Borer: Any known Ash trees located on the property? Yes ☐ No ☒ N/A ☐ UNK ☐
Date(s) of Treatment? If Any.
21. Insurance Claims: Any known insurance claims? Yes ☒ No ☐ N/A ☐ UNK ☐
If yes, explain: 2010 water damage in kitchen - faulty supply valve in bathroom sink
22. LP Tank: (2) 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: (2) 1 in the house and 1 in the Shop 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: Serviced annually
24. Rented/Leased Equipment? Yes ☐ No ☒ N/A ☐ UNK ☐
If yes, please list the equipment staying with the property

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