

RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

Property Address: 1124 Oakland Drive, Muscatine Iowa 52701Property Owner: Stephanie Armstrong

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 and no more than four 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).

☐ **EXEMPT PROPERTY:** Properties exempted from the seller's disclosure requirement include: bare ground; property containing five or more dwelling units, all being sold; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an estate, guardianship, conservatorship or trust; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra-family transfers; commercial or agricultural property which has no dwellings. Seller(s) certify and buyer(s) acknowledge that the property is exempt from the requirements of Iowa Code 558A. If so, sign and stop here:

Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

INSTRUCTIONS TO SELLERS: 1) Seller(s) must complete this statement. Respond to all questions as directed, or attach reports allowed by Iowa Code section 558A.4(2); 2) Disclose all known conditions materially affecting this property; 3) If an item does not apply, indicate that it is not applicable (N/A); 4) 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, or indicate that the information is unknown (Unk). All approximations must be identified as approximation (AP); 5) Additional pages may be attached as needed; 6) Keep a copy of this statement with your other important papers.

1. BASEMENT/FOUNDATION/SUMP PUMP:	Any water or other problems, <u>past or present?</u> Yes ☒ No ☐ N/A ☐ Unk ☐	Any repairs? Yes ☐ No ☒
If yes, explain: <u>In heavy rains seepage in North West corner runs to drain</u>		
2. ROOF:	Any known problems, <u>past or present?</u> Yes ☒ No ☐ N/A ☐ Unk ☐	Any repairs? Yes ☒ No ☐
If yes, explain: <u>replaced rubber roof on both sides of sunroom upstairs.</u>		
3. WELL/WELL PUMP:	Any known problems, past or present? Yes ☐ No ☐ N/A ☒ Unk ☐	Any repairs? Yes ☐ No ☐
If yes, explain: _____		
Any know water tests?: Yes ☐ No ☐ If yes, date & results: _____		
4. SEPTIC TANKS/DRAIN FIELDS:	Any known problems, past or present? Yes ☐ No ☐ N/A ☒ Unk ☐	Any repairs? Yes ☐ No ☐
If N/A, so indicate and skip to Section 5:		
If yes, explain: _____		
Date last cleaned/pumped: Unk ☐ Date last inspected: Unk ☐		
5. PUBLIC SEWER SYSTEM:	Any known problems, past or present? Yes ☐ No ☒ N/A ☐ Unk ☐	Any repairs? Yes ☐ No ☒
If N/A, so indicate and skip to Section 6:		
If yes, explain: _____		
Any known orangeburg tile?: Yes ☐ No ☐ Unk ☒		

Seller's Initials: SA

Buyer's Initials: _____

6. HEATING SYSTEM(S):	Any known problems, past or present? Yes ☐ No ☒ N/A ☐ Unk ☐	Any repairs? Yes ☐ No ☒
If yes, explain: <u>Boiler Serviced every year</u>		
7. CENTRAL COOLING SYSTEM(S):	Any known problems, past or present? Yes ☒ No ☐ N/A ☐ Unk ☐	Any repairs? Yes ☒ No ☐
If yes, explain: <u>Lpstairs unit low on freon. Repaired June 2026</u>		
8. PLUMBING SYSTEM(S):	Any known problems, past or present? Yes ☐ No ☒ N/A ☐ Unk ☐	Any repairs? Yes ☐ No ☒
If yes, explain: _____		
9. LEAD WATER SERVICE LINES:	Are there currently, or have there ever been, any lead water service lines present? Yes ☐ No ☐ Unk ☒	
If yes, explain: _____		
10. ELECTRICAL SYSTEM(S):	Any known problems, past or present? Yes ☐ No ☒ N/A ☐ Unk ☐	Any repairs? Yes ☒ No ☐
If yes, explain: <u>Some new wiring to 3rd floor april of 2010, new 200 amp box in main house</u> 2011		
11. PEST INFESTATION: Wood destroying insects, animals, etc:	Any known problems, past or present? Yes ☒ No ☐ N/A ☐ Unk ☐ one-way but tubes installed 2022	Any treatment or repairs? Yes ☒ No ☐
If yes, explain: <u>Occasional bats in house over the years. Have worked on sealing exterior entry points</u>		
12. ASBESTOS:	Any known to be present in the structure? Yes ☐ No ☐ N/A ☐ Unk ☒	Any treatment or repairs? Yes ☐ No ☒
If yes, explain: _____		
13. RADON:	Any known tests for the presence of radon gas? Yes ☒ No ☐ N/A ☐ Unk ☐	Any treatment or repairs? Yes ☐ No ☒
If yes, date and results: <u>3-9-23 7.7 in basement 3-26-23 2.2 in main floor Dining</u>		
14. LEAD-BASED PAINT:	Any known to be present in the structure? Yes ☐ No ☐ N/A ☐ Unk ☒	Any treatment or repairs? Yes ☐ No ☒
If yes, explain: _____		
15. PHYSICAL PROBLEMS: (Settling, flooding, drainage, grading)	Any known problems, past or present? Yes ☐ No ☒ N/A ☐ Unk ☐	Any repairs? Yes ☐ No ☒
If yes, explain: _____		
16. STRUCTURAL DAMAGE:	Any known problems, past or present? Yes ☐ No ☒ N/A ☐ Unk ☐	Any repairs? Yes ☐ No ☒
If yes, explain: _____		
17. ZONING:	Do you know the zoning classification of the property ? Yes ☒ No ☐ N/A ☐ Unk ☐	
If yes, provide classification: <u>Residential</u>		
18. FLOOD PLAIN:	Is any of the property/land located in a flood plain ? Yes ☐ No ☒ N/A ☐ Unk ☐	
If yes, provide designation: Unk ☐		
19. EASEMENTS:	Any easements or encroachments onto or from neighboring properties? Yes ☐ No ☒ N/A ☐ Unk ☐	
If yes, explain: _____		

Seller's Initials: SA

Buyer's Initials: _____

20. SURVEILLANCE: Video or doorbell cameras, Alexa, Google, etc	Is any type of audio and/or video surveillance present on the property? Yes ☒ No ☐ N/A ☐ Unk ☐ If yes, explain: <u>Cameras on exterior of house</u>
21. INSURANCE CLAIMS: If yes, explain: _____	Have there been any insurance claims in excess of \$5,000? Yes ☐ No ☒ N/A ☐ Unk ☐
22. SHARED/CO-OWNED FEATURES: If yes, explain: _____	Are there any features of the property known to be shared with adjoining landowners such as walls, fences, roads, and driveways whose maintenance responsibility may have an effect on the property? Yes ☐ No ☒ N/A ☐ Unk ☐
23. COVENANTS: If yes, a copy can be obtained: ☐ Attached ☐ County Recorder's Office ☐ _____	Is property subject to restrictive covenants? Yes ☐ No ☒ N/A ☐ Unk ☐

Additional explanations: Water sometimes comes under garage door in heavy rain.
Replaced shingles on upstairs sunroom and garage 9 yrs ago.
Hot tub co-ops haven't used for several years

SELLER(S) DISCLOSURE: Seller(s) discloses the information regarding this property is based on information known to be reasonably available to the seller(s). The seller(s) 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(s) completes this form and the date of closing which would result in any of the above disclosures being inaccurate, seller(s) shall immediately disclose such changes to buyer(s) in writing.			
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.			
The seller(s) has owned the property since <u>April 2010</u>			
<u>Stephanie Armstrong</u> Seller	<u>7-15-26</u> Date	_____ 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) may wish to obtain.			
Buyer(s) acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of public health.			
_____ Buyer	_____ Date	_____ Buyer	_____ Date

LEAD-BASED PAINT DISCLOSURE

Property Address: 1124 Oakland Dr Muscatine Iowa

LEAD WARNING STATEMENT: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

Seller's Initials For Section A

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A. Presence of lead-based paint and/or lead based paint hazards (check one below):

- ☐ Known lead based paint and/or lead-based paint hazards are present in the housing (attach explanation if applicable)
- ☒ Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing

Seller's Initials For Section B

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B. Records and Reports available to the seller (check one below):

- ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead based paint in the housing (list documents on an attachment if applicable)
- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT

Buyer's Initials For Section C

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C. Purchaser acknowledges (check one below):

- ☐ Purchaser has received copies of all information listed above
- ☐ No records or reports were available

Buyer's Initials For Section D

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D. Purchaser has received pamphlet "Protect Your Family From Lead in Your Home"

E. Purchaser has (check one below):

- ☐ Received a 10 calendar day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
- ☐ Waived the right to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer's Initials For Section E

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AGENT'S ACKNOWLEDGEMENT

Seller's Agent's Initials For Section F

Buyer's Agent's Initials For Section G

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- F. The Seller's Agent has informed the Seller of the Seller's obligations under 42 U.S.C 4852d and is aware of his/her responsibility to ensure compliance.
- G. The Buyer's Agent has informed the Seller of the Seller's obligations under 42 U.S.C 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Stephanie Armstrong 7-15-26
Seller Date

Purchaser Date

Seller Date

Purchaser Date

[Signature] 7/15/26
Listing Agent Date

Selling Agent Date