



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

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



Address of Property: 101 South Marion Avenue, Unit A and B Washington, IA 52353

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: Front support issue in 2016, was repaired w/ structural engineers guidance
Dates of repairs and/or replacement: wc continue to monitor
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? _____
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: _____
Results of last report: _____
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: _____
Date tank was last cleaned/pumped: _____
Septic Tank Size (gallons): _____
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? _____

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:
 Dates of repair: *Annual Maintenance*
 Age of Cooling System?
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8. Plumbing System(s):
 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:
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9. Electrical System(s):
 Any known problems? Yes ☐ No ☒ N/A ☐ UNK ☐
 If yes, explain:
 Dates of repairs and/or replacement:
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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:
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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"
Tested for lead paint when purchased - painted window frames only - painted trim
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14. Flood Plain: Is the property located in a flood plain? Yes ☐ No ☒ N/A ☐ UNK ☐
 If yes, what is the flood plain designation?
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15. Zoning: Do you know the zoning classification of the property? Yes ☒ No ☐ N/A ☐ UNK ☐
 If yes, what is the zoning classification? *B1 Commercial*
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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? Yes ☒ No ☐ N/A ☐ UNK ☐
If yes, explain: Stairway easement
- 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: see #1
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: _____
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 _____

