



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

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



Address of Property: 3162 R Avenue, North English, IA 52316

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.

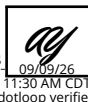
N/A only to be used if component is not a part of the property.

1.	Basement/Foundation: Any known water or other problems?	Yes ☒	No ☐	N/A ☐	UNK ☐
	If yes, explain: Heavy rains this year exposed drainage issues that have been addressed.				
	Dates of repairs and/or replacement: Kick-outs on downspouts, re-graded NE corner of house August 2026, installed dehumidifiers. East wall of basement was tuck pointed in 2021 by previous owner.				
2.	Roof: Any known problems?	Yes ☐	No ☒	N/A ☐	UNK ☐
	Any known repairs?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes to either, explain: New roof				
	Dates of repairs:: August 3, 2026				
	Age of Roof? installed August 3, 2026				
	Warranty paperwork available.				
3.	Well and Pump: 5 inch well that serves the farm infrastructure. House is on PWA.	Yes ☒	No ☐	N/A ☐	UNK ☐
	Any known problems?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, explain: No known issues.				
	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: Waterloo System	Yes ☒	No ☐	N/A ☐	UNK ☐
	Any known problems?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, explain:				
	Date of repairs and/or replacement: Installed 6/8/2021				
	Location of septic tank: South of House				
	Date tank was last cleaned/pumped: 6/2/2026				
	Septic Tank Size (gallons): 1500 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): Installed by previous homeowner.	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? Installed 2021				



7.	Cooling System(s): Central Air					
	Any known problems?	Yes ☐	No ☒	N/A ☐	UNK ☐	
	Any known repairs?	Yes ☒	No ☐	N/A ☐	UNK ☐	
	If yes to either, explain: General service.					
	Dates of repair: 21 August, 2026					
	Age of Cooling System? Installed 2021					
8.	Plumbing System(s): Previous owner updated plumbing in 2021.					
	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): House, Quonset, Hoop Barn					
	Any known problems?	Yes ☐	No ☒	N/A ☐	UNK ☐	
	If yes, explain:					
	Dates of repairs and/or replacement: New outlets installed in Quonset Fall 2025. New electrical box installed in hoop barn Summer 2026. House - Installed baseboard heater in mudroom, can lights in kitchen, and dawn to dusk exterior lights 2021					
10.	Pest Infestation (e.g., termites, carpenter ants): Any known problems?	Yes ☒	No ☐	N/A ☐	UNK ☐	
	If yes, date(s) of treatment(s): October 2021. Evidence of powder post beetles in basement & garage found on prepurchase					
	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: 8/28/2021					
	Results of last report: Average radon concentration 3.5pCi/l.					
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? 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:
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:

Kinetico Reverse Osmosis unit with re-mineralization filter installed March 2026.
Old insulation in attic above kitchen and mudroom removed and replaced with blown-in insulation Fall 2021.
Patio windbreak built Spring 2026.
Built-in bookshelves installed November 2025. Paint color is Sherwin-Williams Anew Grey.
Fence installed Winter 2022.
Farmyard regraded November 2021.
2 Drinking Post waterers installed November 2021. Locator wire present to locate water lines.

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 10/21/2021. 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.

Alyssa L Yoder

dotloop verified
09/09/26 11:30 AM CDT
DLDA-9RA7-G6ZH-IK15

Sellerdate

Sellerdate

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.

Buyerdate

Buyerdate