



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

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



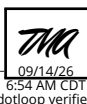
Address of Property: 922 6th Ave, Iowa City, IA 52240

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).

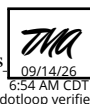
INSTRUCTIONS TO SELLER(S): (1) Seller(s) must complete this statement. Complete all questions, or attach reports allowed by Iowa Code Section 558.A.4; (2) Disclose all known conditions materially affecting this property; (3) If an item does not apply to this property, check the "N/A" box as not applicable; (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: Please see details of extensive renovations by Tomlinson Cannon in the Additional Information box below.				
	Dates of repairs and/or replacement: August 2026				
2.	Roof: Any known problems?	Yes ☐	No ☒	N/A ☐	UNK ☐
	Any known repairs?	Yes ☒	No ☐	N/A ☐	UNK ☐
	If yes to either, explain: Plumb/HVAC removed a duct from a gas stove in the living room and repaired the roof line.				
	Dates of repairs:: June 2026.				
	Age of Roof? Unknown.				
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: This isn't a repair but I had the sewer lines cleaned out by City Sewer.				
	Date of repairs and/or replacement: July 2026				
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: Not a repair but the furnace was checked over and serviced.				
	Dates of repairs: June 2026.				
	Age of Heating System? It is my understanding from the former owner's agent that the furnace was installed January 2026				



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:					
	Age of Cooling System? There was no A/C in house. A new Century (division of Lennox) A/C unit was installed June 2026.					
8.	Plumbing System(s):					
	Any known problems?	Yes ☒	No ☐	N/A ☐	UNK ☐	
	If yes, explain: We brought all plumbing up to code. See detailed list in the List of Improvements document.					
	Dates of repairs and/or replacement: June 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: We brought all electrical up to code. See detailed list in the List of Improvements document.					
	Dates of repairs and/or replacement: July 2026.					
10.	Pest Infestation (e.g., termites, carpenter ants): Any known problems?	Yes ☐	No ☒	N/A ☐	UNK ☐	
	If yes, date(s) of treatment(s): No problems but I had a standard pest control treatment done July 2026.					
	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? I believe it is 100 year but do not know that for certain.					
15.	Zoning: Do you know the zoning classification of the property?	Yes ☒	No ☐	N/A ☐	UNK ☐	
	If yes, what is the zoning classification? Residential.					
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: Settling of backfill will occur over the course of several months from excavation. See Add Info box below.
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

#1 Basement/Foundation. Very important, please read!

This was a dry basement when I purchased house June 1, 2026. there was some moisture during heavy rains in some of the corners but it wasn't water, just moisture. There was not a dehumidifier system and there was a lot of stuff in the basement in those corners. I immediately purchased a dehumidifier, removed all items in the basement and that took care of any moisture during rains. And we had a lot of rains in June 2026.

Tomlinson Cannon came out and assessed the basement in June 2026. They suggested the following:

8 - C-channel anchor system for the north and south walls for structural integrity.

8 - Carbon fiber straps for the east wall for structural integrity.

West wall did not need any reinforcing.

South wall - Exterior excavation > wall moving > anchor installation > damp proofing exterior wall > backfill for structural integrity.

I chose to have all the projects completed that Tomlinson Cannon suggested to insure a safe, strong foundation.

Tomlinson was out to excavate and install anchors week of August 10, 2026. Tomlinson excavated but before Tomlinson could get the membrane installed and the excavation area backfilled, rainstorms came in. This caused muddy water to seep in at the floor 90 with the wall. The seepage ran along the south wall and ran into the drain by the washer/dryer hookups. It wasn't much water, nonetheless, this was muddy water or seepage is a more accurate descriptor. (I am completely transparent about all my projects, especially the mechanicals and foundation.) There was no seepage on the 1/3 west of the south wall. Once the membrane was installed and backfilled, there has been no water or seepage in the basement. I am typing this disclosure on Sunday evening September 13, 2026 and there has not been any water in the basement, muddy or otherwise, since the week of August 10, 2026.

If I see any seepage or water in basement after September 13, 2026, I will amend this disclosure with that information for complete transparency.

UPDATE ON ABOVE ^^^^^PLEASE READ

On Sunday September 20, 2026 10am I went to check on the basement. The evening before on Saturday September 19, 2026 there were huge rains in Iowa City. You could see that the rain overflowed the gutter on the east and south side of the house. The east side of the basement foundation wall, in between the concrete pillars, there was seepage. The south side of the house that had the excavation is completely dry as are the north and west wall. This is the first time I have seen seepage on the east wall. The seepage came out approx 9-12" and pooled in the low spot by the waste drain and then trickled over to the bathroom floor drain. The seepage was contained to just that 6-7 foot area between pillars. I dried the seepage up with paper towels and stayed there for one hour to determine the exact spots of the seepage breaches. I was able to identify three small spots that were allowing the seepage in. The correction will be two fold: There will be more soil added to the outside east wall to create a clear sloping away of the foundation. In addition, Loctite PL caulk will be applied along that stretch of wall between the pillars at the 90.

In addition, I will be checking the soil along that south wall once a week on the exterior and will add to as needed.

UPDATE ON ABOVE ^^^^^PLEASE READ! Sunday September 20, 2026. The south wall excavated area is settling fast due to the immense rains we have had this week (which is great, that's what we want is to have as much settling as possible before a closing date). The ground has been too wet and rainy to add additional soil this week so soil will be added approximately September 23/24, 2026 once things dry out just a bit. And then once a week thereafter as needed.


09/20/26
2:18 PM CDT
dotloop verified

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 06/01/2026. 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.


Seller dotloop verified
09/14/26 6:54 AM CDT
QTAB-ZSRW-PF8Z-SU0N
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) 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


09/14/26
6:54 AM CDT
dotloop verified