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RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

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

EQUAL HOUSING OPPORTUNITY

Address of Property: 1320 North 6th Avenue, 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:
   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?

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):
   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? New furnace on Nov. 2017

Seller Initials [initials] Seller Initials [ ] Buyer Initials [ ] Buyer Initials [ ]

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7. Cooling System(s):
Any known problems? Yes [X] No [ ] N/A [ ] UNK [ ]
Any known repairs? Yes [X] No [ ] N/A [ ] UNK [ ]
If yes to either, explain: New Relay Switch & Capacitor in 2026
Dates of repair:
Age of Cooling System?

8. Plumbing System(s):
Any known problems? Yes [ ] No [X] 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 [X]
If yes, explain: Copper Pipe leak on west outside Spigot. Replaced on 8/27/2026

9. Electrical System(s):
Any known problems? Yes [ ] No [X] 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 [X] N/A [ ] UNK [ ]
If yes, date(s) of treatment(s):
Any known structural damage? Yes [ ] No [X] 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 [X]
If yes, explain:

12. Radon: Any known tests for the presence of radon gas? Yes [ ] No [X] 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 [X]
Was the dwelling constructed prior to January 1, 1978? Yes [X] 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 [X] 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 [X]
If yes, what is the zoning classification?

16. Covenants: Is the property subject to restrictive covenants? Yes [ ] No [X] N/A [ ] UNK [ ]
If yes, attach a copy or state where a true current copy of the covenants can be obtained:

 Seller Initials [illegible] Seller Initials [ ] Buyer Initials [ ] Buyer Initials [ ] Revised 4-9-2626

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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 [X] No [ ] N/A [ ] UNK [ ]
If yes, explain: Active Easement. Fence & Shed encroaches about a foot on my Property
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 [X] N/A [ ] UNK [ ]
If yes, explain:

18. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes [ ] No [X] N/A [ ] UNK [ ]
If yes, explain:

19. Structural Damage: Any known structural damage? Yes [ ] No [X] N/A [ ] UNK [ ]
If yes, explain:

20. Emerald Ash Borer: Any known Ash trees located on the property? Yes [ ] No [X] N/A [ ] UNK [ ]
Date(s) of Treatment? If Any.

21. Insurance Claims: Any known insurance claims? Yes [ ] No [X] N/A [ ] UNK [ ]
If yes, explain:

22. LP Tank: Yes [ ] No [X] 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 [X] UNK [ ]
Any known problems? Yes [ ] No [ ] N/A [X] UNK [ ]
If yes, explain:
Dates of repairs and/or replacement:

23. Water Softener: Yes [ ] No [X] 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 [X] N/A [ ] UNK [ ]
If yes, please list the equipment staying with the property

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Any Additional Information:

There is currently an old and outdated lawn easement agreement between lot #6 and Lot #7. The conclusion of this easement update is pending a surveyor coming out to my property to confirm the boundary. Lance Surveying from Mt. Pleasant will be verifying the property boundary. A new lawn easement agreement will be put in place which will allow the neighbors south of my property to 12-18 inches to protect their current fence, which slightly encroaches onto my property. A new agreement is pending surveyor, confirmation, and signatures from my neighboring land owners.

10/8/2026 Updated property lines are in the list

10/08/26
9:11 PM CDT
dotloop verified

Please use additional sheets as necessary.

09/14/26
11:09 AM 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 10-2017. 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 8/27/26 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

Seller Initials Seller Initials Buyer Initials Buyer Initials

Revised 4-9-2626