



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

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



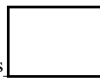
Address of Property: 2305 Wayne Ave, Iowa City, IA

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: <u>Bowed wall</u>				
	Dates of repairs and/or replacement: <u>April 2019</u>				
2.	Roof: Any known problems?	Yes ☒	No ☐	N/A ☐	UNK ☐
	Any known repairs?	Yes ☒	No ☐	N/A ☐	UNK ☐
	If yes to either, explain: <u>Hail Damage</u>				
	Dates of repairs and/or replacement: <u>July 2026</u>				
	Age of Roof? <u>2 months</u>				
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: <u>Tree Roots</u>	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: <u>Trim to unblo</u>				
	Date of repairs and/or replacement: <u>January 2026</u>				
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 and/or replacement: <u>Sept 2017</u>				
	Age of Heating System? <u>9</u>				



7.	Central Cooling 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: Conductor Re				
	Dates of repair and/or replacement: Sept 2026				
	Age of Central Cooling System? 9				
8.	Plumbing System(s):	Yes ☐	No ☒	N/A ☐	UNK ☐
	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):	Yes ☒	No ☐	N/A ☐	UNK ☐
	Any known problems?	Yes ☐	No ☒	N/A ☐	UNK ☐
	If yes, explain: Outdated Box				
	Dates of repairs and/or replacement: Grandfathered				
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:				
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?				
	If yes, complete the "Disclosure of Information and Acknowledgement re: Lead-Based Paint and/or Lead-Based Paint Hazards"				
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? R				
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?				
	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?				
	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: State Farm Yes ☒ No ☐ N/A ☐ UNK ☐
Any known insurance claims? Yes
If yes, explain: Roof / Gutters
22. LP Tank: Yes ☐ No ☒ N/A ☐ UNK ☐
Rented or Owned Rented ☐ Owned ☐
If rented, please list company _____
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 _____
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:

Basement/Foundation: Radon System installed in December 2012 after purchase from previous owners. Radon System motor replaced in May 2018 by Radon Solutions of Iowa. Original weeping foundation unintentionally plugged by that radon inspector which caused the foundation system to fail and a wall to bow. In April 2019, MidAmerica Basement Systems came in and dug out the trench system, waterproofed and sealed the entire basement, reinforced the walls and installed a sump pump system.

Roof & Gutters: Major hail storms in Spring of 2026 caused the roof and gutters to need replacement. The roof was replaced in July 2026 and the gutters are being replaced September 2026 by Evans Roofing Home Repair.

Sewer System: Periodically tree roots encroach on the basement drainage line. We have had them trimmed roughly every 2-3 years to prevent water from backing up into the basement due to the tree roots blocking drain flow. Hawkeye Sewer has been our go-to for this service.

Cooling System: New conductor with 5 year warranty installed September 2026 via Davis Heating & Air Conditioning. They also installed the new AC unit and Furnace and cleaned out and reinforced all ducts in September 2017. New furnace filter installed September 2026.

Electrical System: This home has a grandfathered electric box upon purchase in December 2012.

Insurance Claims: State Farm claim for roof and gutters. As of September 2026 roof claim paid and closed. Gutters claim to be paid and closed by November 2026. Gutter install set for September 2026, second week.

Water heater is original to home. Limestone landscaping and river rock added Fall 2016. Shower stall and sink added to basement August 2020. New LG ThinQ washer/dryer installed September 2023. Porch updated with cedar posts and rod iron removed in June 2024. Home professionally sanded and repainted on the exterior by Garcia Painting in October 2024. New garage door receivers installed August 2025. June 2026, new screen doors installed at front door, garage door and patio door with new metal doors installed in garage headed to the patio and from the garage into the home. Entire home rekeyed with all deadbolts matching to the same key. New tub and surround will be installed in October 2026 in main bath via Nate's Construction & Home Repair. New carbon monoxide/smoke detectors installed September 2026.

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 12/14/2012. 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.

	dotloop verified 09/11/26 10:25 AM CDT 4HL1-76FO-QPG7-UAZW	
Seller		date

	dotloop verified 09/11/26 10:23 AM CDT NNUI-GRGY-SFZZ-6STQ	
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