



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

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



Address of Property: 760 American Pharaoh Drive, 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.

- | | | | | | |
|----|---|------------------------------|--|---|------------------------------|
| 1. | Basement/Foundation: Any known water or other problems?
If yes, explain:
Dates of repairs and/or replacement: | ☐ Yes | ☒ No | ☐ N/A | ☐ UNK |
| 2. | Roof: Any known problems?
Any known repairs?
If yes to either, explain:
Dates of repairs and/or replacement: | ☐ Yes | ☒ No | ☐ N/A | ☐ UNK |
| 3. | Well and Pump: Any known problems?
Any known repairs?
If yes to either, explain:
Dates of repairs and/or replacement:
Any known water tests?
If yes, date of last report:
Results of last report: | ☐ Yes | ☐ No | ☒ N/A | ☐ UNK |
| 4. | Septic Tanks / Drainage Fields: Any known problems?
If yes, explain:
Date of repairs and/or replacement:
Location of septic tank:
Date tank was last cleaned/pumped: | ☐ Yes | ☐ No | ☒ N/A | ☐ UNK |
| 5. | Sewer System: Any known problems?
Any known repairs?
If yes to either, explain:
Date of repairs and/or replacement: | ☐ Yes | ☒ No | ☐ N/A | ☐ UNK |
| 6. | Heating System(s): Any known problems?
Any known repairs?
If yes to either, explain:
Dates of repairs and/or replacement: | ☐ Yes | ☒ No | ☐ N/A | ☐ UNK |

7. Central 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 and/or replacement: _____

8. Plumbing 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 and/or replacement: _____

9. Electrical 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 and/or replacement: _____

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? ☐ Yes ☒ No ☐ N/A ☐ UNK
 If yes, complete the "Disclosure of Information and Acknowledgement re: Lead-Based Paint and/or Lead-Based Paint Hazards"

14. Flood Plain: Do you know if the property is 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?
 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:
 Johnson Co. Records Office _____

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

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: Outlots

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

The Emerald Ash Borer has been confirmed within 15 miles of the property: ☐ Yes ☐ No ☐ N/A ☒ UNK

Date of any treatment(s):

More information can be found at <https://www.iowadnr.gov/Conservation/Forestry/Forest-Health/Emerald-Ash-Borer>

Any additional information:

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) A transfer from an estate, conservatorship, or trust; (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 _____. 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.

Jeff Clark for CBD LLC
 Seller _____ date _____
dotloop verified
 04/21/25 3:05 PM CDT
 KCCW-3LXN-EIUK-JOMR

 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 _____