



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

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



Address of Property: 288 Paddock Circle, 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:				
	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: Replaced after April 2026 Hail Storm				
	Dates of repairs:: July 2026				
	Age of Roof? New				
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):	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: none during this seller's tenure				
	Dates of repairs:				
	Age of Heating System? 23 years				

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: Refrigerant filled/Electronic part replaced in condenser				
	Dates of repair: Summer 2024/2025				
	Age of Cooling System? 23 years				
8.	Plumbing System(s):				
	Any known problems?	Yes ☒	No ☐	N/A ☐	UNK ☐
	If yes, explain: rear exterior faucet leaks externally - seller rarely used				
	Dates of repairs and/or replacement: New Water Heater in 2026. Garbage disposal replaced in 2024 or 2025.				
	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:				
	Dates of repairs and/or replacement: Faulty switch in hall bath replaced in 2026				
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 "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? Residential - Manuf Home				
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: AM Management 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 ☐
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: Part of the Paddock Development, with access to all of the common amenities. There is a monthly HOA fee
18. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes ☒ No ☐ N/A ☐ UNK ☐
If yes, explain: soil next to foundation on east end of house has settled
19. Structural Damage: Any known structural damage? Yes ☒ No ☐ N/A ☐ UNK ☐
If yes, explain: Some subfloor softened due to water heater leak.
Several sections of subfloor were replaced in August 2026, prior to new LVP being installed.
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: Hail storm damage to roof and siding in 2026
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









