



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

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



Address of Property: 2103 Ivory Avenue, Atalissa, IA 52720

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: Reinforced west wall & injection system repaired App 2021 Morrison Lumber W.L.
Dates of repairs and/or replacement: 2021
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 and/or replacement: 2025 from hail.
Age of Roof? 2025
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: App 1992
Results of last report: Safe
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: SE. of house toward road.
Date tank was last cleaned/pumped: unknown
Septic Tank Size (gallons): unknown
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:
Dates of repairs and/or replacement:
Age of Heating System? 2019 Approx

[Handwritten Initials]

[Empty Box]

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:				
Dates of repair and/or replacement: App 2019				
Age of Central Cooling System? 7 yrs				
8. Plumbing System(s):	Yes ☒	No ☐	N/A ☐	UNK ☐
Any known problems?	Yes ☒	No ☐	N/A ☐	UNK ☐
If yes, explain: Guest bath plumbing will be repaired before closing.				
Dates of repairs and/or replacement: before closing				
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:				
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 ☐	UNK ☐
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? Res/Commercial building				
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:				
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 ☐	UNK ☐
If yes, explain:				

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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: Yes ☒ No ☐ N/A ☐ UNK ☐
Any known insurance claims? Roof siding from hail
If yes, explain: Replaced both.
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: New head 2023 App.
24. Rented/Leased Equipment? Yes ☐ No ☒ N/A ☐ UNK ☐
If yes, please list the equipment staying with the property

Any Additional Information: Owners have not lived in the property.

Please use additional sheets as necessary.

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 2025. 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 Neal Tees 2/5/26 date

Buyer date

Buyer date