



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

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



Address of Property: 3105 Maplewood Lane, Iowa City, IA 52245

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? new in Spring 2026
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: City of Iowa City issues annual reports.
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: see comments
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: Replaced blower motor and capacitor 12/30/2019
 Dates of repairs: 12/30/2019
 Age of Heating System? Approx 2003



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: _____
 Dates of repair: _____
 Age of Cooling System? Approx 2003. Annual maintenance by home owner. Serviced 2019.
8. Plumbing System(s):
 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):
 Any known problems? Yes ☐ No ☒ N/A ☐ UNK ☐
 If yes, explain: _____
 Dates of repairs and/or replacement: 2026 - Added new junction box/outlet for microwave. Prior one failed.
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: 09/26/2018: 3.1 pCi/L
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
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 ☐
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: Any known insurance claims? Yes ☒ No ☐ N/A ☐ UNK ☐
If yes, explain: Spring 2026 - Hail Damage - new roof/gutters
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 _____

Any Additional Information:

As a preventive measure we have the main sewer line cleaned out approximately every 18 months to clear tree roots. No history of sewer back up.

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 May 2005. 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.

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10/12/26 7:17 PM CDT
DPIO-J6DN-IISU-XMLN
Seller _____ date _____

 10/13/26
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 _____