DigiSign Verified - 0f0e36c4-7e35-48ae-b210-0b09e0e6ae3c

# RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

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

**Address of Property:** 121 N 6th St West Branch IA 52358

**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 [X] No [ ] N/A [ ] UNK [ ]
   If yes, explain: Rain In September
   Dates of repairs and/or replacement: NA Drain in Basement

2. Roof: Any known problems? Yes [ ] No [X] N/A [ ] UNK [ ]
   Any known repairs? Yes [X] No [ ] N/A [ ] UNK [ ]
   If yes to either, explain: Hail Damage in March 2026
   Dates of repairs and/or replacement: April 2026 ~~Problem~~ Replaced
   Age of Roof? Less than 1 year

3. Well and Pump: Yes [ ] No [X] N/A [ ] UNK [ ]
   Any known problems? Yes [ ] No [X] 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 [X] N/A [ ] UNK [ ]
   Any known problems? Yes [ ] No [X] 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 [X] No [X] N/A [ ] UNK [ ]
   Any known problems? Yes [ ] No [X] N/A [ ] UNK [ ]
   Any known repairs? Yes [ ] No [X] N/A [ ] UNK [ ]
   If yes to either, explain:
   Date of repairs and/or replacement:

6. Heating System(s): Yes [X] No [X] N/A [ ] UNK [ ]
   Any known problems? Yes [ ] No [X] N/A [ ] UNK [ ]
   Any known repairs? Yes [ ] No [X] N/A [ ] UNK [ ]
   If yes to either, explain:
   Dates of repairs and/or replacement:
   Age of Heating System?

 Seller Initials CM Seller Initials_____ Buyer Initials_____ Buyer Initials_____ revised 12-16-25

DigiSign Verified - 0f0e36c4-7e35-48ae-b210-0b09e0e6ae3c

| | | | | | |
|---|---|---|---|---|---|
| 7. | Central Cooling System(s): | Yes [X] | No [ ] | N/A [ ] | UNK [ ] |
| | Any known problems? | Yes [ ] | No [X] | N/A [ ] | UNK [ ] |
| | Any known repairs? | Yes [ ] | No [X] | N/A [ ] | UNK [ ] |
| | If yes to either, explain: | | | | |
| | Dates of repair and/or replacement: | | | | |
| | Age of Central Cooling System? | | | | |
| 8. | Plumbing System(s): | Yes [X] | No [ ] | N/A [ ] | UNK [ ] |
| | Any known problems? | Yes [ ] | No [X] | 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 [X] CM | N/A [ ] | UNK [X] |
| | If yes, explain: | | | | |
| 9. | Electrical System(s): | Yes [X] | No [ ] | N/A [ ] | UNK [ ] |
| | Any known problems? | Yes [ ] | No [X] | 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 [X] | N/A [ ] | UNK [ ] |
| | If yes, date(s) of treatment(s): | | | | |
| | Any known structural damage? | Yes [ ] | No [X] | N/A [ ] | UNK [ ] |
| | If yes, explain: | | | | |
| | Dates of repairs and/or replacements: | | | | |
| 11. | Asbestos: Any known to be present in the structure? | Yes [ ] | No [X] | N/A [ ] | UNK [ ] |
| | If yes, explain: | | | | |
| 12. | Radon: Any known tests for the presence of radon gas? | Yes [ ] | No [ ] | N/A [ ] | UNK [X] |
| | If yes, date of last report: | | | | |
| | Results of last report: | | | | |
| 13. | Lead-Based Paint: Any known to be present in the structure? | Yes [ ] | No [X] | N/A [ ] | UNK [ ] |
| | Was the dwelling constructed prior to January 1, 1978? | Yes [X] | 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: Is the property located in a flood plain? | Yes [ ] | No [X] | N/A [ ] | UNK [ ] |
| | If yes, what is the flood plain designation? | | | | |
| 15. | Zoning: Do you know the zoning classification of the property? | Yes [ ] | No [X] | N/A [ ] | UNK [ ] |
| | If yes, what is the zoning classification? | | | | |
| 16. | Covenants: Is the property subject to restrictive covenants? | Yes [ ] | No [X] | 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 [X] | 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 [X] | N/A [ ] | UNK [ ] |
| | If yes, explain: | | | | |

DigiSign Verified - 0f0e36c4-7e35-48ae-b210-0b09e0e6ae3c

18. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes [ ] No [X] N/A [ ] UNK [ ]
If yes, explain:

19. Structural Damage: Any known structural damage? Yes [ ] No [X] N/A [ ] UNK [ ]
If yes, explain:

20. Emerald Ash Borer: Any known Ash trees located on the property? Yes [ ] No [X] N/A [ ] UNK [ ]
Date(s) of Treatment? If Any.

21. Insurance Claims: Yes [X] No [ ] N/A [ ] UNK [ ]
Any known insurance claims?
If yes, explain: Hail Damage in March Roof Replaced

22. LP Tank: Yes [ ] No [X] N/A [ ] UNK [ ]
Rented or Owned Rented [ ] Owned [ ]
If rented, please list company
Any known problems? Yes [ ] No [X] N/A [ ] UNK [ ]
If yes, explain:
Dates of repairs and/or replacement:

23. Water Softener: Yes [ ] No [X] N/A [ ] UNK [ ]
Rented or Owned Rented [ ] Owned [ ]
If rented, please list company
Any known problems? Yes [ ] No [X] N/A [ ] UNK [ ]
If yes, explain:
Dates of repairs and/or replacement:

24. Rented/Leased Equipment? Yes [ ] No [X] N/A [ ] UNK [ ]
If yes, please list the equipment staying with the property

Any Additional Information: Roof, Guttersand Window Trim Replaced Because of Hail in March 2026

Please use additional sheets as necessary.

DigiSign Verified - 0f0e36c4-7e35-48ae-b210-0b09e0e6ae3c

**WHEN THIS DISCLOSURE STATEMENT IS NOT REQUIRED IN THE FOLLOWING INSTANCES:** (1) Property contains no dwelling units or more than two dwelling units; (2) The transfer is made pursuant to court order; (3) The transfer is by mortgagee 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 descendant 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 [illegible]. 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 | date | 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 |

DigiSign Verified - 0f0e36c4-7e35-48ae-b210-0b09e0e6ae3c



## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Address: 121 N 6th St West Branch IA 52358

### Lead Warning Statement

*Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

_____

(ii) CM Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

_____

(ii) CM Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.

(ii) _____ not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home (initial).*

(e) Purchaser has (initial (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

DigiSign Verified - 0f0e36c4-7e35-48ae-b210-0b09e0e6ae3c

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment** (initial or enter N/A if not applicable)

(f) KF Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) _____ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.[1]

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

| | | | |
|---|---|---|---|
| Chris R Miller | 10 19 26 | | |
| Seller | Date | Purchaser | Date |
| | | | |
| Seller | Date | Purchaser | Date |
| Kimberly Forsythe | 19/19/26 | | |
| Seller's Agent | Date | Purchaser's Agent[1] | Date |

**Paperwork Reduction Act**

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and record keeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

[1] Only required if the purchaser's agent receives compensation from the seller.