Ruhl & Ruhl REALTORS

Iowa - Residential Property Seller Disclosure Statement

(To be completed by Seller at time of listing; completed form to be provided to Buyer prior to Buyer making a written offer to buy)

Property Address: 2100 S Scott Blvd #91 Iowa City IA 52240
(Seller(s): Please print property address including City, State and Zip Code)

Property Owner: Marvin Orte
(Seller(s): Please print property ownership)

The Seller(s) has owned the property since 2000.

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 and no more than four 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 acting on behalf of the Seller(s). **The Agent has no independent knowledge of the condition of the property; the Agent's knowledge is limited to the disclosure made by the Seller(s) on this form.** In no event shall any Agent involved in the sale or purchase of the property or any such Agent's broker be liable for any matters subject to this disclosure. Buyer(s) is advised to obtain such independent inspections of the property as Buyer(s) deems appropriate.

Exempt Properties:
Properties exempted from the Seller's disclosure requirement include: Bare ground; property containing 5 or more dwelling units, all being sold; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of an 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 (12) consecutive months immediately preceding the date of transfer. Properties exempted from the Seller's disclosure requirement also include: between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra-family transfers; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A. If so sign and stop here.

Seller	Date	Seller	Date
Buyer	Date	Buyer	Date

INSTRUCTIONS TO SELLER(S):
1. Seller(s) must complete this statement. Respond to all questions as directed, or attach reports allowed by Iowa Code section 558A.4(2);
2. Disclose all known conditions materially affecting this property;
3. If an item does not apply to this property, indicate that it is not applicable (N/A);
4. Please 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, or indicate that the information is **unknown (UNK)**. All approximations must be identified as **approximations (AP)**;
5. Additional pages may be attached as needed;
6. Keep a copy of this statement with your other important papers.

DISCLOSURES: **EVERY QUESTION MUST BE ANSWERED AS DIRECTED ON FORM** **CHECK ONLY ONE RESPONSE:**

1. Basement/Foundation: Any known water or other problems? ☐Yes ☐No ☑N/A ☐UNK
   Any Sump Pump issues in the past? (Failures/Replacement) ☐Yes ☐No ☑N/A ☐UNK
2. Structural Damage: Any known structural damage? Busted window ☑Yes ☐No ☐N/A ☐UNK
3. Roof: Any known problems? ☑Yes ☐No ☐N/A ☐UNK
   If yes, date of repairs/replacement: June 2026

MO ____ *Seller's Initial(s)* ____ ____ *Buyer's Initial(s)* *(Buyer(s) and Seller(s) acknowledge that they have read this page.)*

4. Well and Pump: (If N/A please so indicate and skip to Question #5) ☑N/A
Any known problems? ☐Yes ☐No ☑N/A ☐UNK
Any known repairs? ☐Yes ☐No ☑N/A ☐UNK
If yes, date of repairs/replacement: _____
Any known water tests? ☐Yes ☐No ☑N/A ☐UNK
If yes, date of last report: _____ and results: _____

5. Sewer System: (If N/A please so indicate and skip to Question #6) ☐N/A
Any known problems? ☐Yes ☑No ☐N/A ☐UNK
Any known repairs? ☐Yes ☑No ☐N/A ☐UNK
If yes, date of repairs/replacement: _____
Any known Orangeburg tile? ☐Yes ☑No ☐N/A ☐UNK

6. Septic Tanks/Drain Fields: (If N/A please so indicate and skip to Question #7) ☑N/A
Any known problems? ☐Yes ☐No ☑N/A ☐UNK
If yes, explain: _____
Has the system been inspected by an Iowa DNR certified inspector within 2 years? ☐Yes ☐No ☑N/A ☐UNK
Date of Inspection: _____ ☐UNK
Has the system been pumped/cleaned within the last 3 years? ☐Yes ☐No ☑N/A ☐UNK
Date tank last cleaned: _____ ☐UNK
(Note: If inspected within 2 years of closing date, system may not need inspection and if pumped within 3 years may not need pumping/cleaning.)
General location of system: _____ ☐UNK
Age: _____ ☐UNK

7. Heating System(s): Any known problems? ☐Yes ☑No ☐N/A ☐UNK
Any known repairs? ☑Yes ☐No ☐N/A ☐UNK
If yes, date of repairs/replacement: Approx 2022 - replaced striker plate

8. Central Cooling System(s): (If N/A please so indicate and skip to Question #9) ☐N/A
Any known problems? ☐Yes ☑No ☐N/A ☐UNK
Any known repairs? ☐Yes ☑No ☐N/A ☐UNK
If yes, date of repairs/replacement: _____

9. Plumbing System(s): Any known problems? ☐Yes ☑No ☐N/A ☐UNK
Any known repairs? ☑Yes ☐No ☐N/A ☐UNK
If yes, date of repairs/replacement: Approx 2024 - additional insolation + shut off valve for water heater

10. Electrical System(s): Any known problems? ☐Yes ☑No ☐N/A ☐UNK
Any known repairs? ☐Yes ☑No ☐N/A ☐UNK
If yes, date of repairs/replacement: _____

11. Pest Infestation (wood-destroying insects, destructive/troublesome animals, etc.):
Any known current or past problems? ☐Yes ☑No ☐N/A ☐UNK
If yes, date(s) of treatment : _____
Any known structural damage? ☐Yes ☑No ☐N/A ☐UNK
If yes, date(s) of repairs/replacement: _____

12. Asbestos: Any known to be present in or on the structure? ☐Yes ☑No ☐N/A ☐UNK
If yes, explain: _____

13. Radon: Any known tests for the presence of radon gas? ☐Yes ☑No ☐N/A ☐UNK
If yes, date of last report: _____ and results: _____

14. Lead-Based Paint: Any known to be present in the structure? ☐Yes ☐No ☑N/A ☐UNK

MO _____ *Seller's Initial(s)* _____ *Buyer's Initial(s)* *(Buyer(s) and Seller(s) acknowledge that they have read this page.)*

15. Are there currently, or have there ever been, any lead water service lines present? ..... ☐Yes ☐No ☐N/A ☑UNK

16. Flood Plain: Is any of the property/land located in a flood plain? ..... ☐Yes ☑No ☐N/A ☐UNK
If yes, what is the flood plain designation? _____

17. Zoning: Do you know the zoning classification of the property? ..... ☑Yes ☐No ☐N/A ☐UNK
If yes, what is the zoning classification? Residential

18. Shared or Co-Owned Features: Any features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads, and driveways whose use maintenance responsibility may have an effect on the property? ..... ☑Yes ☐No ☐N/A ☐UNK
Roads

Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner's Association which has any authority over the property? ☐Yes ☑No ☐N/A ☐UNK
Any easements or encroachments onto or from neighboring properties? ..... ☐Yes ☑No ☐N/A ☐UNK

19. Physical Problems: Any known settling, flooding, drainage or grading problems? ..... ☐Yes ☑No ☐N/A ☐UNK

20. Has there been a property/casualty loss resulting in an insurance claim in excess of $5,000? ☑Yes ☑No ☐N/A ☐UNK
If yes, indicate date, loss type and loss amount: Roof

21. Covenants: Is the property subject to restrictive covenants? ..... ☐Yes ☐No ☐N/A ☑UNK
If yes, a true, current copy of the covenants can be obtained:
☐ Attached to this Property Disclosure
☐ At the _____ county recorder's office
☐ Other: _____

You **MUST** explain any "Yes" response(s) above. Use additional pages/sheets as necessary:

Dishwasher does not work. Ice maker doesn't work.

☐ Additional pages/sheets included.

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) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge. **If any changes occur between the date Seller(s) completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller(s) shall immediately disclose such changes to Buyer(s) in writing.**

Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Seller: Mari Carter

Seller: _____

Date: 10/28/26

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) may wish to obtain.

Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer: _____

Buyer: _____

Date: _____

Date: _____