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RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

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

EQUAL HOUSING OPPORTUNITY

Address of Property: **4711 Herbert Hoover Hwy, Iowa City, IA 5224**

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.

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 and/or replacement:

3. Well and Pump: 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:
   Any known water tests? [☐Yes] [☐No] [☑N/A] [☐UNK]
   If yes, date of last report:
   Results of last report:

4. Septic Tanks / Drainage Fields: 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:

5. Sewer System: 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): 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:

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7. Central 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 and/or replacement: _____

8. Plumbing System(s): Any known problems? [ ]Yes [☑]No [ ]N/A [ ]UNK]
Any known repairs? **New Garbage disposal 2024** [ ]Yes [☑]No [ ]N/A [ ]UNK]
If yes to either, explain: _____
Dates of repairs and/or replacement: _____

9. Electrical 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 repairs and/or replacement: **Added Car charging system in garage 2025**

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 "Disclosure of Information and Acknowledgement re: Lead-Based Paint and/or Lead-Based Paint Hazards"

14. Flood Plain: Do you know if the property is 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

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:
Johnson County

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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]

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: Shared Wall

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]

The Emerald Ash Borer has been confirmed within 15 miles of the property: [☐Yes] [☐No] [☐N/A] [☑UNK]

Date of any treatment(s):

More information can be found at https://www.iowadnr.gov/Conservation/Forestry/Forest-Health/Emerald-Ash-Borer

Any additional information:

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) A transfer from an estate, conservatorship, or trust; (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 **2019**. 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.

Chris M. Lehman, Owner/Manager dotloop verified 11/16/26 3:12 PM CST VWXO-GFMB-AWKH-AOGM

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

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