

## RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT



Form Simplicity

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

Address of Property:

2831 Palm Ave, Washington, IA 52353

**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.

—				П П
1.	Basement/Foundation: Any known water or other problems?	Yes	∐ No	□ N/A □ UNK
3	If yes, explain: Wack in power foundation on NW 6	arage		
	Dates of repairs and/or replacement:	- U.F		
	Dark Australia and Laure	□ <b>V</b>	Takie	□ N/A □ UNK
2.	Roof: Any known problems?	Yes	No.	
	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:	<u>.</u>		
4.	Septic Tanks / Drainage Fields: Any known problems?	Yes	No	□ N/A □ UNK
₩.		☐ res	140	□ N/A □ ONK
	If yes, explain:	=		
	Date of repairs and/or replacement:	-		
	Location of septic tank:			
	Date tank was last cleaned/pumped: 2019	·		
5.	Sewer System: Any known problems?	☐ Yes	No	□N/A □UNK
( 84.	Any known repairs?	☐ Yes	□ No	□ N/A □ UNK
		[ 1.62	□ 140	
	If yes to either, explain:	ž.		
	Date of repairs and/or replacement:	-	1	
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:	<del>-</del>		
page	Vita vita	Initials		revised 2/17/ 2021

7.	Central Cooling System(s): Any known problems?  Any known repairs?	☐ Yes ☐ Yes	No No	∐ N/A	☐ UNK
72	If yes to either, explain:				
i i	Dates of repair and/or replacement:	Part			
8.	Plumbing 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:				
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:		,		
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 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	V 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	TUNK
	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 Yes	☑ No	☐ N/A	UNK
	If yes, what is the flood plain designation?	-2			
		. /			
15.	Zoning: Do you know the zoning classification of the property?	V Yes	☐ No	□ N/A	UNK
	If yes, what is the zoning classification?	46			
			/		
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:	<		_	
		-0			
		-2			
		-			
page	2 of 3 Seller Initials Seller Initials Buyer Initials Buyer I	nitials		revis	ed 2/17/ 2021
	##: 073378-300168-5470190 ared by: Brian Sieren ∣ Kalona Realty, Inc ∣ brian@kalonarealty.com ∣				Form Simplicity

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?	□ Vac	No	∏ N/A	□ UNK
	If yes, explain:	☐ 1 cs	F40	_ IVA	□ ONK
	_п уез, ехріаш.	<del>1</del> 3			
		5) -S	2		
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:	<u>.</u>			
		-			
20,	Emerald Ash Borer: Any known Ash trees located on the property?  The Emerald Ash Borer has been confirmed within 15 miles of the property:	Yes	☑ No	□ N/A	UNK
		Yes	∐ No	∐ N/A	UNK
	Date of any treatment(s):	-			
	More information can be found at https://www.iowadnr.gov/Conservation/Forestry/For	rest-Health	/Emerald	-Ash-Bore	<u> </u>
Any	additional information:				
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	ie use additional sheets as necessary.				
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