

RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

Property address: 16354 Sequoia Ave. Mapleton, IA 51034

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).

INSTRUCTIONS TO SELLER(S):

- 1. Seller(s) must complete this statement. Respond to all questions, 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.

1. Basement/Foundation: Any known water or other problems? Yes [] No [x]

2. Roof: Any known problems? Yes [] No [x]

Any known repairs? Yes [] No []

If yes, date of repairs/replacement: ___/___/___

3. Well and Pump: Any known problems? Yes [] No [x]

Any known repairs? Yes [] No []

If yes, date of repairs/replacement: ___/___/___

Any known water tests? Yes [x] No []

If yes, date of last report: 04/20/11

and results: SAFE

4. Septic Tanks/Drain Fields: Any known problems? Yes [x] No []

Location of tank: _____

Date tank last cleaned: ___/___/___

5. Sewer System: Any known problems? Yes [x] No []

Any known repairs? Yes [] No []

If yes, date of repairs/replacement: ___/___/___

6. Heating System(s): Any known problems?

Yes No

Any known repairs?

Yes No

If yes, date of repairs/replacement: ___/___/___

7. Central Cooling System(s): Any known problems?

Yes No

Any known repairs?

Yes No

If yes, date of repairs/replacement: ___/___/___

8. Plumbing System(s): Any known problems?

Yes No

Any known repairs?

Yes No

If yes, date of repairs/replacement: ___/___/___

9. Electrical System(s): Any known problems?

Yes No

Any known repairs?

Yes No

If yes, date of repairs/replacement: ___/___/___

10. Pest Infestation (e.g., termites, carpenter ants): Any known problems?

Yes No

If yes, date(s) of treatment: ___/___/___

WE HAVE PEST CONTROL BUT EVERY MONTH

Any known structural damage?

Yes No

If yes, date(s) of repairs/replacement: ___/___/___

11. Asbestos: Any known to be present in the structure?

Yes No

If yes, explain: _____

12. Radon: Any known tests for the presence of radon gas?

Yes No

If yes, date of last report: ___/___/___

and results: _____

13. Lead-Based Paint: Any known to be present in the structure?

Yes No

14. Flood Plain: Do you know if the property is located in a flood plain?

Yes No

If yes, what is the flood plain designation? _____

15. Zoning: Do you know the zoning classification of the property?

Yes No

If yes, what is the zoning classification? RAU

16. Covenants: Is the property subject to restrictive covenants? Yes No

If yes, attach a copy or state where a true, current copy of the covenants can be obtained.

17. 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 or maintenance responsibility may have an effect on the property? Yes No

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

18. Physical Problems: Any known settling, flooding, drainage or grading problems? Yes No

19. Structural Damage: Any known structural damage? Yes No

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 01/12/11. 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) 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 Maria F. Ber
Date 05/06/2024

Seller Mark Ber
Date 5/10/24

BUYER(S) ACKNOWLEDGMENT:

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(s) acknowledge(s) receipt of the "Iowa Radon Home-Buyers and Seller Fact Sheet" prepared by the Iowa Department of Public Health.

Buyer _____
Date ___/___/___

Buyer _____
Date ___/___/___