



# RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

Property Address:

### 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):

- A. Seller(s) must complete this statement. Respond to all questions, or attach reports allowed by Iowa Code section 558A.4(2);
- B. Disclose all known conditions materially affecting this property;
- C. If an item does not apply to this property, indicate it is not applicable (N/A);
- D. Disclose 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).
- E. Additional pages may be attached as needed;
- F. Keep a copy of this statement with your other important papers.

### DISCLOSURES:

Select a response:

- |                                                                                                                                                                                                                |                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <p>1. Basement/Foundation: Any known water or other problems?<br/>Any known repairs?<br/>If yes, date of repairs/replacement: <u>will get water after heavy rain</u></p>                                       | <p><input checked="" type="radio"/> Yes    No    N/A    UNK<br/><input type="radio"/> Yes    No    N/A    UNK</p>       |
| <p>2. Roof: Any known problems?<br/>Any known repairs?<br/>If yes, date of repairs/replacement: <u>Steel Roof 1998 (?)</u></p>                                                                                 | <p>Yes    <input checked="" type="radio"/> No    N/A    UNK<br/><input type="radio"/> Yes    No    N/A    UNK</p>       |
| <p>3. Well and Pump: Any known problems?<br/>Any known repairs?<br/>If yes, date of repairs/replacement: <u>on PUMP</u><br/>Any water tests?<br/>If yes, date of last report: _____<br/>and results: _____</p> | <p>Yes    No    N/A    <input checked="" type="radio"/> UNK<br/>Yes    No    N/A    UNK<br/>Yes    No    N/A    UNK</p> |
| <p>4. Septic Tanks/Drain Fields: Any known problems?<br/>Location of tank: <u>East of utility room door</u><br/>Date tank last cleaned: _____</p>                                                              | <p>Yes    <input checked="" type="radio"/> No    N/A    UNK</p>                                                         |
| <p>5. Sewer Systems: Any known problems?<br/>Any known repairs?<br/>If yes, date of repairs/replacement: _____</p>                                                                                             | <p>Yes    <input checked="" type="radio"/> No    N/A    UNK<br/>Yes    No    N/A    UNK</p>                             |

6. 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: \_\_\_\_\_
7. Central Cooling System(s): Any known problems? Yes No  N/A UNK  
 Any known repairs? Yes No  N/A UNK  
 If yes, date of repairs/replacement: \_\_\_\_\_
8. 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: \_\_\_\_\_
9. 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: \_\_\_\_\_
10. Pest Infestation (e.g., termites, carpenter ants): Any known problems? Yes  No N/A UNK  
 If yes, date(s) of treatment: \_\_\_\_\_  
 Any known structural damage? Yes  No N/A UNK  
 If yes, date of repairs/replacement: \_\_\_\_\_  
 Any known inspections? Yes  No N/A UNK  
 If yes, date of last report: \_\_\_\_\_  
 and results: \_\_\_\_\_
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: \_\_\_\_\_  
 and results: \_\_\_\_\_
13. Lead-Based Paint: Any known to be present in structure? Yes No N/A  UNK
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 plan designation: \_\_\_\_\_
15. Zoning: Do you know the zoning classification of the property? Yes  No N/A UNK  
 If yes, what is the zoning classification: \_\_\_\_\_

16. Covenants: Is the property subject to restrictive covenants?  
If yes, attach a copy or state where a true, current copy of the  
covenants can be obtained: \_\_\_\_\_ Yes No N/A **UNK**

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** N/A UNK

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

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

19. Structural Damage: Any known structural damage? Yes **No** N/A UNK

20. See attached Disclosure of Information on Lead-Based Paint and/or Lead-Based Hazard and the attached  
pamphlet, *Protect Your Family from Lead in Your Home*.

You **MUST** explain any "YES" response(s) above. Use the back of this statement or additional sheets as  
necessary. If reports are attached, identify the reports and the questions to which they pertain.

**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 1996. 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) acknowledges requirement that Buyer(s) be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.

Seller: x Robert W Beckman Seller: x Marlene L Beckman

Date: x 9-15-20

Date: x

**BUYER(S) ACKNOWLEDGEMENT:**

Buyer(s) acknowledges receipt of a copy of this Disclosure Statement. This Disclosure Statement is not intended to be a warranty or to substitute for any inspection the Buyer(s) may wish to obtain.

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

Buyer: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



## LEAD-BASED PAINT DISCLOSURE - SALES

### Property Address or Legal Description:

### 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 assessment 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 (Check (i) or (ii) below):

i. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

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

### Buyer's Acknowledgment (initial)

\_\_\_\_\_ By execution of this disclosure, Buyer acknowledges receipt of copies of all information listed above including receipt of the pamphlet, "Protect Your Family from Lead in Your Home".

This agreement is contingent upon a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards at the Buyer's expense until 5 p.m. on \_\_\_\_\_ [insert date 10 days after contract ratification or a date mutually agreed upon]. (Intact lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet "Protect Your Family from Lead in Your Home" for more information). This contingency will terminate at the above predetermined deadline unless the Buyer (or Buyer's agent) delivers to the Seller (or Seller's agent) a written contract addendum listing together with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller's option, within \_\_\_\_\_ days after delivery of the addendum, elect in writing whether to correct the condition(s) prior to closing. If the Seller will

correct the condition, the Seller shall furnish the Buyer with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of closing. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Buyer shall have \_\_\_\_\_ days to respond to the counter-offer to remove this contingency and take the property in "as is" condition or this agreement shall become void. The Buyer may remove this contingency at any time without cause.

\_\_\_\_ Buyer hereby waives this contingency. (initial).

**Agent's Acknowledgement (initial).**

\_\_\_\_ Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

**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.

SELLER(S)

BUYER(S)

x Robert W Beckman      x 9-15-20

, Seller      Date

, Buyer      Date

x Marlene Beckman      x 9-15-20

, Seller      Date

, Buyer      Date

\_\_\_\_, Agent      Date

\_\_\_\_, Agent      Date

# RADON DISCLOSURE

Radon: Are there any known tests for the presence of radon gas?

( ) Yes     No    ( ) Unknown

If yes, test results?

\_\_\_\_\_  
\_\_\_\_\_

Date of last report \_\_\_\_\_

Seller agrees to release any testing results. If not, Check here ( \_\_\_ ).

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.

Property Address 16563 W. Prairie Grove Rd

City West Burlington, State IA Zip 52655

SELLER  Robert W Beckman Date 9-15-20

SELLER  Robert W Beckman Date 9-15-20  
Marlene Beckman

Seller(s) Agent \_\_\_\_\_ Date \_\_\_\_\_  
Signature

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

BUYER \_\_\_\_\_ Date \_\_\_\_\_

BUYER \_\_\_\_\_ Date \_\_\_\_\_

Buyer(s) Agent \_\_\_\_\_ Date \_\_\_\_\_  
Signature

Modified 12/30/09