

## Residential Property Seller Disclosure Statement

Property Address at: 1720 220<sup>th</sup> St., City of Bedford, Taylor County, State of Iowa

### Purpose:

Use this statement to disclose information as required by Iowa Code Supplement 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):

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

1. **Basement/Foundation:** Any known water or other problems? Yes  No

2. **Roof:** Any known problems? Yes  No

Any known repairs? Yes  No

If yes, date of repairs/replacement: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

3. **Well and Pump:** Any known problems? Yes  No

Any known repairs? Yes  No

If yes, date of repairs/replacement: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Any known water tests? Yes  No

If yes, date of last report: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Results of most recent report: \_\_\_\_\_

\_\_\_\_\_

4. **Septic Tanks/Drain Fields:** Any known problems? Yes  No

Location of tank: south east corner of house

Date tank was last cleaned? \_\_\_\_\_ - 2015? - \_\_\_\_\_

5. **Sewer System:** Any known problems? Yes  No

Any known repairs? Yes  No



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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/replacements: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

10. **Pest Infection** (eg., termites, carpenter ants): Any known problems? Yes  No

If yes, date(s) of treatment: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Any known structural damage? Yes  No

If yes, date of repairs/replacement: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

11. **Asbestos:** Any known to be present in the structure? Yes  No

If yes, explain: \_\_\_\_\_

**Radon:** Any known to be presence of radon gas? Yes  No

If yes, date of last report: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Results of Most Recent Report: \_\_\_\_\_

**Lead-Based Paint:** Any known to be present in the structure? Yes  No

12. **Flood Plain:** Do you know if the property is located on the flood plain? Yes  No

If yes, what is the flood plan designation: \_\_\_\_\_

13. **Zoning:** Do you know the zoning classification of the property? Yes  No

If yes, what is the zoning classification? \_\_\_\_\_

14. **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 polls, tennis courts, walkways, or other areas Co-Owned with \_\_\_\_\_



Yes  No

15. **Physical Problems:** Any known settling, flooding, drainage or grading problems?

Yes  No

16. **Structural Damage:** Any known structural damage?

Yes  No

You **MUST** explain any "Yes" response(s) above. Use the back of this statement or additional sheets as necessary:

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

Seller(s) Disclosure:	Buyer(s) Acknowledgment:
Seller(s) discloses the information regarding this property based on information known or reasonably available to the Seller(s). <b>The Seller(s) has owned the property since:</b> ____ - ____ - _____. The Seller(s) certifies that as of the date signed this information is true and accurate to the best of my/our knowledge.	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.
The Seller(s) acknowledge(s) requirement that Buyer(s) be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Public Health.	Buyer(s) acknowledge(s) receipt of the "Iowa Radon Home-Buyers and Seller Fact Sheet" prepared by the Iowa Department of Public Health.
Seller: <u>Robert C. Hoodson</u>	Buyer: _____
Date: <u>11 - 25 - 2020</u>	Date: ____ - ____ - ____
Seller: _____	Buyer: _____
Date: ____ - ____ - ____	Date: ____ - ____ - ____

Co-Contractors  
 1 Carl Ginder  
 2 [Signature]  
 3 [Signature]  
 4 [Signature]

