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Property Address: 2820 Dover Avenue, Oskaloosa, Iowa 52557

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:

Circle response:

- | | |
|---|---|
| <p>1. Basement/Foundation: Any known water or other problems?
Any known repairs?
If yes, date of repairs/replacement: _____</p> | <p><input checked="" type="radio"/> Yes No N/A UNK
<input checked="" type="radio"/> Yes <input checked="" type="radio"/> No N/A UNK</p> |
| <p>2. Roof: Any known problems?
Any known repairs?
If yes, date of repairs/replacement: <u>SUMMER 2022</u></p> | <p><input checked="" type="radio"/> Yes No N/A UNK
<input checked="" type="radio"/> Yes No N/A UNK</p> |
| <p>3. Well and Pump: Any known problems?
Any known repairs?
If yes, date of repairs/replacement: _____
Any known water tests?
If yes, date of last report: _____
and results: _____</p> | <p>Yes No N/A <input checked="" type="radio"/> UNK
Yes <input checked="" type="radio"/> No N/A UNK
Yes <input checked="" type="radio"/> No N/A UNK</p> |
| <p>4. Septic Tanks/Drain Fields: Any known problems?
Location of tank: <u>2 30'-40' SOUTH OF SOUTH SIDE OF HOUSE</u>
Date tank last cleaned: <u>APRIL 2016</u></p> | <p>Yes <input checked="" type="radio"/> No N/A UNK</p> |
| <p>5. Sewer Systems: Any known problems?
Any known repairs?
If yes, date of repairs/replacement: _____</p> | <p>Yes No <input checked="" type="radio"/> N/A UNK
Yes No N/A UNK</p> |
| <p>6. Heating System(s): Any known problems?
Any known repairs?
If yes, date of repairs/replacement: _____</p> | <p>Yes <input checked="" type="radio"/> No N/A UNK
Yes <input checked="" type="radio"/> No N/A UNK</p> |
| <p>7. Central Cooling System(s): Any known problems?
Any known repairs?
If yes, date of repairs/replacement: _____</p> | <p>Yes <input checked="" type="radio"/> No N/A UNK
Yes <input checked="" type="radio"/> No N/A UNK</p> |
| <p>8. Plumbing System(s): Any known problems?
Any known repairs?
If yes, date of repairs/replacement: <u>2017</u></p> | <p>Yes <input checked="" type="radio"/> No N/A UNK
Yes <input checked="" type="radio"/> No N/A UNK</p> |

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? Yes No N/A UNK
 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 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.

1. HEAVY RAIN MAY LEAVE DAMPNESS OR SMALL AMOUNTS OF WATER ON BASEMENT WALLS AND FLOOR.
2. ROOF LEAK AROUND CHIMNEY, HAD SHINGLE TREATMENT SPRAYED ON IN 2022.
3. NO PROBLEMS BUT UPDATED BOTH BATHROOMS IN 2017
4. 3-WAY SWITCHES ARE NON-FUNCTIONAL
17. ROAD ALONG SIDE, WEST SIDE OF FARM USED BY THIS FARM AND ADJOINING NEIGHBOR TO THE WEST.

SELLER(S) DISCLOSURE:

Seller(s) discloses the information regarding this _____ or reasonably available to the Seller(s). The Seller(s) has own _____ . 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 *Laura E. Ireland*
Date: *JULY 8, 2023*

Seller _____
Date: _____

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 _____
Date: _____

Buyer _____
Date: _____