

# Iowa - Residential Property Seller Disclosure Statement

(To be completed by Seller at time of listing; completed form to be provided to Buyer prior to Buyer making a written offer to purchase.)



**Property Address:** 101 1st Ave. W., Dyersville, IA 52040  
(Sellers(s): please print property address including City, State and Zip Code)

**Property Owner:** If You Build It LLC  
(Sellers(s): please print property ownership)

### 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 an Agent acting on behalf of the Seller(s). **The Agent has no independent knowledge of the condition of the property; the Agent's knowledge is limited to the disclosure made by the Seller(s) on this form.** In no event shall any Agent involved in the sale or purchase of the property or any such Agent's broker be liable for any matters subject to this disclosure. Buyer(s) is advised to obtain such independent inspections of the property as Buyer(s) deems appropriate.

### Exempt Properties:

Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply.

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.

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Buyer Date

### INSTRUCTIONS TO SELLER(S):

1. Provide information in good faith and make all reasonable effort to ascertain the required information;
2. Complete this form yourself and fill in all mandatory blanks;
3. Disclose all known conditions materially affecting this property. Additional pages or reports may be attached;
4. If an item does not apply to the property, indicate that it is not applicable ( N/A );
5. 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** );
6. Keep a copy of this statement with your other important papers.

### SELLER(S) DISCLOSURE STATEMENT:

Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of Seller's or Seller's Representative's knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by the Seller and are not the representations of Agent.

**The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer**

State of Iowa mandates ALL Questions in Section 1 Must be Answered

### SECTION 1 DISCLOSURES:

Circle Only One Response:

1. The Seller(s) has owned the property since: 09/20/2021
2. **Basement/Foundation:** Any known water or other problems? .....  Yes  No  N/A  UNK
3. **Roof:** Any known problems? .....  Yes  No  N/A  UNK  
Any known repairs? .....  Yes  No  N/A  UNK  
If yes, date of repairs / replacement (circle one): \_\_\_\_\_
4. **Sewer System:** Any known problems? .....  Yes  No  N/A  UNK  
Any known repairs? .....  Yes  No  N/A  UNK  
If yes, date of repairs / replacement (circle one): \_\_\_\_\_

To be completed

By Client ONLY

Seller(s) Initials  /  db

Buyer(s) Initials  /

ECIAR 14 Pg 2/4 Iowa - Res. Prop. Seller Disclosure Statement for:

ADDRESS

- 5. **Septic Tanks/Drain Fields:** Has the system been inspected by an Iowa DNR certified inspector within 2 years, or pumped/cleaned within the last 3 years? .....  Yes  No  N/A  UNK  
 Date of inspection: \_\_\_\_\_  N/A  UNK  
 Date tank last cleaned: \_\_\_\_\_  N/A  UNK
- 6. **Well and Pump:** Any known problems? .....  Yes  No  N/A  UNK  
 Any known repairs? .....  Yes  No  N/A  UNK  
 If Yes, date of repairs / replacement (circle one): \_\_\_\_\_  
 Any known water tests? .....  Yes  No  N/A  UNK  
 If yes, date of last report: \_\_\_\_\_ and results: \_\_\_\_\_
- 7. **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 (circle one): \_\_\_\_\_
- 8. **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 (circle one): \_\_\_\_\_
- 9. **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 (circle one): \_\_\_\_\_
- 10. **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 (circle one): \_\_\_\_\_
- 11. **Pest Infestation** (wood destroying insects): Any known current or past 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 (circle one): \_\_\_\_\_
- 12. **Asbestos:** Any known to be present in the structure? .....  Yes  No  N/A  UNK
- 13. **Radon:** Any known tests for the presence of radon gas? .....  Yes  No  N/A  UNK  
 If yes, date of last report: \_\_\_\_\_ and results: \_\_\_\_\_
- 14. **Lead Based Paint:** Any known to be present in the structure? .....  Yes  No  N/A  UNK
- 15. **Flood Plain:** Is any of the property located in a flood plain? .....  Yes  No  N/A  UNK  
 If yes, what is the flood plain designation? \_\_\_\_\_
- 16. **Zoning:** What is the zoning classification of the property? \_\_\_\_\_  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  
 Any easements or encroachments onto or from the neighboring properties? .....  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. **Has there been a property/casualty loss resulting in an insurance claim in excess of \$5,000?....**  Yes  No  N/A  UNK  
 If yes, indicate Type: \_\_\_\_\_ Date of repairs: \_\_\_\_\_

To be completed  
By Client ONLY

Seller(s) Initials

/

Buyer(s) Initials

/

**ECIAR 14 Pg 3/4 Iowa - Res. Prop. Seller Disclosure Statement for:** \_\_\_\_\_  
ADDRESS

21. **Covenants:** Is the property subject to restrictive covenants? .....  Yes  No  N/A  UNK

If yes, a true, current copy of the covenants can be obtained:

- Attached to this property disclosure       At the \_\_\_\_\_ county recorders office  
 Other: \_\_\_\_\_

You **MUST** explain any "YES" response(s) for above questions. Use additional sheets as necessary:

**SECTION 2, OPTIONAL INFORMATION:** This information is optional and not required by statute. Section II is for the convenience of Buyer/Seller and is not mandatory.

22. **Appliances/Systems/Services** (check all that apply):

	Included?	Working?				Included?	Working?		
		Yes	No	Unk			Yes	No	Unk
Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Range/Oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Heater Wall liner & Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window Treatments	<input type="checkbox"/>			
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke Alarms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trash Comp.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gar. Door Opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gar. Opener Remotes	<input type="checkbox"/> # _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furn. Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Window A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna/Hot Tub	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscap. Lites	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Filter Sys.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is sump pump properly discharged?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Softner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is Cable TV available in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LP Tank	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Invisible Dog Fence Transmitter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**All Household Appliances are sold in working order except as noted and are not under warranty beyond the date of closing.** Warranties may be available for purchase from independent warranty companies.

**Please Check Mark or Circle Where Appropriate**

23. **Roof:** Type of Exterior Roofing: \_\_\_\_\_ or UNK  Age: \_\_\_\_\_ or UNK

24. **Attic Insulation:** Type: \_\_\_\_\_ UNK

Amount: \_\_\_\_\_ UNK

R-Value: \_\_\_\_\_ UNK

25. **Water Supply:** Type:  Public  Community  Private Well  Shared Well

Any known problems?.....  Yes  No  N/A  UNK

**To be completed**

**By Client ONLY**

Seller(s) Initials  /

Buyer(s) Initials  /

ECIAR 14 Pg 4/4 Iowa - Res. Prop. Seller Disclosure Statement for:

ADDRESS

- 26. Sewer Type: Type:  Public  Community  Private
- 27. Septic Tank: Location of Tank: \_\_\_\_\_  N/A  UNK  
 Tank Age: \_\_\_\_\_  N/A  UNK

28. Ground Water Hazard Statement: Are there any known (Check all that apply):  Wells  Geo-Thermal  
 Solid Waste Disposal  Hazardous Waste  Underground Storage Tanks  Private Burial Site  
 If yes, please explain: \_\_\_\_\_

29. Mold: Has property been tested for the presence of mold? .....  Yes  No  N/A  UNK  
 If yes, date of test: \_\_\_\_\_ (attach results)

30. Heating System(s): Type: BOILER or UNK  Age: \_\_\_\_\_ or UNK

31. Cooling System(s): Type: \_\_\_\_\_ or UNK  Age: \_\_\_\_\_ or UNK

32. Radon System: Is a radon system installed? .....  Yes  No  N/A  UNK  
 If yes, is the Radon System:  Passive  Active

33. Any improvements made by seller since purchase? .....  Yes  No  N/A  UNK  
 If yes, please explain: \_\_\_\_\_

34. Is seller or seller's representative related to the listing agent or broker? .....  Yes  No  N/A  UNK

35. Has the Seller received any notice of assessment, or have outstanding assessments with a government municipality? .....  Yes  No  N/A  UNK  
 If yes, please explain: \_\_\_\_\_

36. Received notice of code or zoning violations from any municipality? .....  Yes  No  N/A  UNK  
 If yes, please explain: \_\_\_\_\_

37. Association Fees; monthly \$ \_\_\_\_\_  N/A  UNK  
 List items covered by fees: \_\_\_\_\_

38. In the last 12 months has the dwelling been or is it currently infested with bats, bed bugs, cock roaches, rodents, etc.? .....  Yes  No  N/A  UNK

39. Electric Service Provider ALUANT ENERGY Gas/Propane Service Provider BLACK HILLS

40. Any Transferable Contracts? (e.g. Security System, Home Warranty, CRP, Pest Treatment, etc.) UNK

Disclosures must be signed by all parties to the transaction

**SELLER(S) DISCLOSURE:** Seller(s) disclose the information regarding this property based on information known or reasonably available to the Seller(s). The Seller(s) certifies that as of the date signed, this information is true and accurate to the best of my/our knowledge. If any changes occur between the date Seller(s) completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller(s) shall immediately disclose such changes to Buyer(s). 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.

\_\_\_\_\_  
 Seller Date

John Brown 3.25.25  
 Seller Date

**BUYER(S) ACKNOWLEDGEMENT:** 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 hereby acknowledges receipt of a copy of this Real Estate Disclosure Statement. This statement is not intended to be a warranty or substitute for any inspection the buyer(s) may wish to obtain. 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



# Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Property Address: 101 1st Avenue West, Dyersville, IA 52040


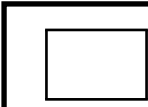
**LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning 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 assessments 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

Seller's Initials for Section A

 04/01/25 10:04 AM PDT dotloop verified	
---	---

Seller's Initials for Section B

 04/01/25 10:04 AM PDT dotloop verified	
---	---

A. Presence of lead-based paint and/or lead-based paint hazards (check one below):

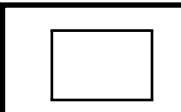
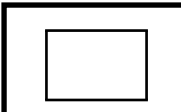
- Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known: \_\_\_\_\_
- Seller has no knowledge of lead-based paint and/or lead-based paint hazard in the housing.

B. Records and Reports available to the seller (check one below):

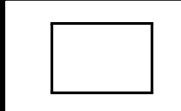
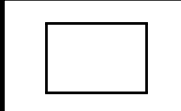
- Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint in the housing. List documents below: \_\_\_\_\_
- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

## PURCHASER'S ACKNOWLEDGEMENT

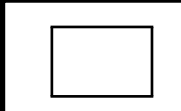
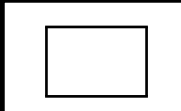
Purchaser's Initials for Section C

	
--	--

Purchaser's Initials for Section D

	
---	---

Purchaser's Initials for Section E

	
---	---

C. Purchaser has (check one below):

- Purchaser has received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.
- Purchaser has not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.


D. Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home"

E. Purchaser has (check one below):

- Received a 10 calendar day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## AGENT'S ACKNOWLEDGEMENT

Seller's Agent Initials for Section F

 03/25/25 03:25 AM PDT
---

Purchaser's Agent Initials for Section G


---

F. Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

G. Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. <sup>1</sup>

## 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.

<i>Dwain Brown as representative of If You Build It, LLC</i> dotloop verified 04/01/25 10:04 AM PDT RRGZ-NBOS-NGNJ-CRJ	
---	--

Seller \_\_\_\_\_ Date \_\_\_\_\_

--	--

Seller \_\_\_\_\_ Date \_\_\_\_\_

<i>Cody Burger</i> dotloop verified 03/25/25 9:35 AM CDT DJ30-EUQN-IDHD-DOYC	
---	--

Seller's Agent \_\_\_\_\_ Date \_\_\_\_\_

--	--

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

--	--

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

--	--

Purchaser's Agent \_\_\_\_\_ Date \_\_\_\_\_

<sup>(1)</sup> Only required if the Purchaser's Agent receives compensation from the seller.