



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

Property Address: 47573 US Hwy 65, Lucas, Iowa 50151

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:

1. Basement/Foundation:
 - Any known water or other problems? Yes / No / N/A / Unknown
 - Any known repairs? Yes / No / N/A / Unknown
 - If yes, date of repairs/replacement: We added a sump pump *seeps through basement crack seem when we get a lot of rain. No standing water*
2. Roof:
 - Any known problems? Yes / No / N/A / Unknown
 - Any known repairs? Yes / No / N/A / Unknown
 - If yes, date of repairs/replacement: _____
3. Well and Pump:
 - Any known problems? Yes / No / N/A / Unknown
 - Any known repairs? Yes / No / N/A / Unknown
 - If yes, date of repairs/replacement: _____
 - Any known water tests? Yes / No / N/A / Unknown
 - If yes, date of last report: _____
 - and results: _____

4. Septic Tanks/Drain Fields:
 Any known problems? Yes / No / N/A / Unknown
 Location of tank: _____
 Date tank last cleaned: _____
5. Sewer Systems:
 Any known problems? Yes / No / N/A / Unknown
 Any known repairs? Yes / No / N/A / Unknown
 If yes, date of repairs/replacement: _____
6. Heating System(s):
 Any known problems? Yes / No / N/A / Unknown
 Any known repairs? Yes / No / N/A / Unknown
 If yes, date of repairs/replacement: _____
7. Central Cooling System(s):
 Any known problems? Yes / No / N/A / Unknown
 Any known repairs? Yes / No / N/A / Unknown
 If yes, date of repairs/replacement: _____
8. Plumbing System(s):
 Any known problems? Yes / No / N/A / Unknown
 Any known repairs? Yes / No / N/A / Unknown
 If yes, date of repairs/replacement: _____
9. Electrical System(s)
 Any known problems? Yes / No / N/A / Unknown
 Any known repairs? Yes / No / N/A / Unknown
 If yes, date of repairs/replacement: _____
10. Pest Infestation (e.g., termites, carpenter ants):
 Any known problems? Yes / No / N/A / Unknown
 If yes, date(s) of treatment: _____
- Any known inspections? Yes / No / N/A / Unknown
 If yes, date of last report: _____
 and results: _____
- Any known structural damage? Yes / No / N/A / Unknown

If yes, date of repairs/replacement: _____

11. Asbestos:
Any known to be present in the structure? Yes / No / N/A / Unknown
if yes, explain: _____

12. Radon:
Any known tests for the presence of radon gas? Yes / No / N/A / Unknown
If yes, date of last report:
and results: _____

13. Lead-Based Paint:
Any known to be present in structure? Yes / No / N/A / Unknown

14. Flood Plain:
Do you know if the property is located in a flood plain? Yes / No / N/A / Unknown
If yes, what is the flood plain designation: _____

15. Zoning:
Do you know the zoning classification of the property? Yes / No / N/A / Unknown
If yes, what is the zoning classification: _____

16. Covenants:
Is the property subject to restrictive covenants? Yes / No / N/A / Unknown
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 / Unknown
Any known "common areas" such as pools, tennis courts, walkways, or other areas co-owned with others, or a Homeowner's Yes / No / N/A / Unknown

Association which has any authority over the property?

18. Physical Problems:
Any known settling, flooding, drainage or grading problems? Yes / No / N/A / Unknown
19. Structural Damage
Any known structural damage? Yes / No / N/A / Unknown
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 September 9, 1975. 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(s)

Jerry Rouse
Jerry Rouse, Seller

Kathy K Rouse
Kathy Rouse

Date: April 4 - 2024
Jerry D Rouse
8-10-24

Date: April 4 2024
Kathy K. Rouse 8-10-24

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.

Date: _____