

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: 11163 Sroka Lane, Epworth, IA 52045

(Sellers(s): please print property address including City, State and Zip Code)

Property Owner: David A. Baumann and Nancy R. Baumann

(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: 06/01/1984
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): 10/08/2024

To be completed ☒ ☐

By Client ONLY

Seller(s) Initials

04/07/25
11:06 AM CDT
dotloop verified

Buyer(s) Initials

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: 10/03/2024☐ N/A ☐ UNK
Date tank last cleaned: 10/03/2024☐ 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): 2017
Any known water tests?☒ Yes ☐ No ☐ N/A ☐ UNK
If yes, date of last report: 2023 and results: Ok at that time.
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): 2021
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): 2017
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? Ag Residential☐ 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


04/07/25
11:06 AM CDT
dotloop verified


04/07/25
11:09 AM CDT
dotloop verified

Buyer(s) Initials

 / 

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:

#4) Sewer System: Distribution box was replaced in 2024.

#6) Well & Pump: Pump and wiring was replaced in 2017.

#7) Heating System: Ignitor & burner tubes replaced by East IA Mechanical in 2021.

#8) Cooling System: Evaporator core & compressor condenser unit outside was replaced in 2017 by East IA Mechanical.

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):

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

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: Asphalt Shingle or UNK ☐ Age: 20 years ± or UNK ☐

24. **Attic Insulation:** Type: Fiberglass role type UNK ☐

Amount: 15.5 inches UNK ☐

R-Value: 50 ± 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:

26. **Sewer Type:** Type: ☐ Public ☐ Community ☒ Private

27. **Septic Tank:** Location of Tank: West of house ☐ N/A ☐ UNK
Tank Age: 40 ± ☐ 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: Gas forced Air or UNK ☐ Age: 2004 ± or ☐ UNK

31. **Cooling System(s):** Type: Central Air or UNK ☐ Age: 2017 ± 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: We built the home, so all improvements have been made by us.

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. Are you aware of current or previous bed bugs, bats, rodent infestations or defects caused by animal, reptile or insect infestations, including infestations impacting trees, such as but not limited to Emerald Ash Borer? ☐ Yes ☒ No ☐ N/A ☐ UNK

If yes, please explain: _____

39. Electric Service Provider Alliant Energy Gas/Propane Service Provider FS (new owner can choose)

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

Solar panel warranty (30 yr warranty with Eagle Point Solar).

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.

David R. Baumann

dotloop verified
04/07/25 11:06 AM CDT
HLNJ-KA2I-WQHE-BIR3

Seller

Date

Nancy R. Baumann

dotloop verified
04/07/25 11:09 AM CDT
2DLM-IGOY-A3UN-W7PO

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