



RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

Property Address: 12241 Concord Ave., Luana, IA 52156

PURPOSE:

Use this statement to disclose information as mandated by Iowa Code chapter 558A. This law obligates 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) completes 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. Please provide information in good faith and make a reasonable effort to ascertain the necessary information. If the necessary 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 are 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: _____

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. **Sewer Systems:**
 Any known problems? Yes / No / N/A / Unknown
 Any known repairs? Yes / No / N/A / Unknown
 If yes, date of repairs/replacement: _____

4. **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: _____

5. 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: _____

6. 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: _____

7. 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: _____

8. 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: _____

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

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

11. Lead-Based Paint:
Any known to be present in structure? Yes / No / N/A / Unknown
12. 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: _____
13. Are there currently, or have there ever been, any lead water service lines present? Yes / No / N/A / Unknown
14. Zoning:
Do you know the zoning classification of the property? Yes / No / N/A / Unknown
If yes, what is the zoning classification: Residential
15. 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. _____
16. 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 Association which has any authority over the property? Yes / No / N/A / Unknown
17. Physical Problems:
Any known settling, flooding, drainage or grading problems? Yes / No / N/A / Unknown
18. Structural Damage
Any known structural damage? Yes / No / N/A / Unknown
19. 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:

Yes / No / N/A / Unknown
Yes / No / N/A / Unknown
Replaud with Plaster 2006
Yes / No / N/A / Unknown

20. Septic Tanks/Drain Fields:

Any known problems?
Location of tank:
Date tank last cleaned:

Yes / No / N/A / Unknown
Back yard
October 2025

lateral field - Distribution box led to be replaced

You need to explain any "YES" response(s) above. Use the back of this statement or additional sheets as necessary.

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 _____ . 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 that Buyer(s) be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Health and Human Services.

Seller(s)

Edward L. Krambeer
Edward L. Krambeer, Seller

Margaret D. Krambeer by Edward Krambeer
Margaret D. Krambeer
Edward L. Krambeer as POA
POA

Date: 4/26/2026

Date: 4/26/2026

BUYER(S) ACKNOWLEDGEMENT:

Buyer(s) acknowledges receipt of a copy of this 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(s) acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Health and Human Services.

, Buyer

Date: _____