

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: 2160 Avalon Road, Dubuque, IA 52001

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

Property Owner: Matthew Robert Tomlinson and Rachel Leanne Tomlinson

(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
Seller	Date

Buyer	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:

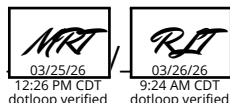
Circle Only One Response:

1. The Seller(s) has owned the property since: 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): Unk
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): N/A

To be completed

By Client ONLY

Seller(s) Initials



Buyer(s) Initials

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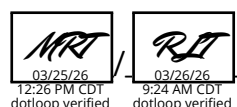
2160 Avalon Road, Dubuque, IA 52001

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?YesNo N/A UNK
Date of inspection: N/AN/A UNK
Date tank last cleaned: N/AN/A UNK
- 6. **Well and Pump:** Any known problems?YesNo N/A UNK
Any known repairs?YesNo N/A UNK
If Yes, date of repairs / replacement (circle one): _____
Any known water tests?YesNo N/A UNK
If yes, date of last report: _____ and results: _____
- 7. **Heating System(s):** Any known problems?YesNo N/A UNK
Any known repairs?YesNo N/A UNK
If Yes, date of repairs / replacement (circle one): _____
- 8. **Central Cooling System(s):** Any known problems?YesNo N/A UNK
Any known repairs?YesNo N/A UNK
If Yes, date of repairs / replacement (circle one): _____
- 9. **Plumbing System(s):** Any known problems?YesNo N/A UNK
Any known repairs?YesNo N/A UNK
If Yes, date of repairs / replacement (circle one): _____
- 10. **Electrical System(s):** Any known problems?YesNo N/A UNK
Any known repairs?YesNo N/A UNK
If Yes, date of repairs / replacement (circle one): _____
- 11. **Pest Infestation** (wood destroying insects): Any known current or past problems?YesNo N/A UNK
If yes, date(s) of treatment: _____
Any known structural damage?YesNo N/A UNK
If Yes, date of repairs / replacement (circle one): _____
- 12. **Asbestos:** Any known to be present in the structure?YesNo N/A UNK
- 13. **Radon:** Any known tests for the presence of radon gas?.....YesNo N/A UNK
If yes, date of last report: 3/24/2026 and results: No Radon
- 14. **Lead Based Paint:** Any known to be present in the structure?YesNo N/A UNK
- 15. **Lead Service Lines:** Are there currently, or have there ever been, any lead water service lines present?.....YesNo N/A UNK
If yes, please provide more information _____
- 16. **Flood Plain:** Is any of the property located in a flood plain?YesNo N/A UNK
If yes, what is the flood plain designation? _____
- 17. **Zoning:** What is the zoning classification of the property? ResidentN/A UNK
- 18. **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?YesNo 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? YesNo N/A UNK
Any easements or encroachments onto or from the neighboring properties?YesNo N/A UNK
- 19. **Physical Problems:** Any known settling, flooding, drainage or grading problems?YesNo N/A UNK
- 20. **Structural Damage:** Any known structural damage?YesNo N/A UNK

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Seller(s) Initials



Buyer(s) Initials

 /

ADDRESS

21. 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: _____
22. 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: N/A

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

We have had seepage in the basement after extreme heavy rains 2 times never enough to have standing water and the sump pump does work

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.

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

	Included?	Working?				Included?	Working?		
		Yes	No	Unk			Yes	No	Unk
Refrigerator	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Heater Wall liner & Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Treatments	<input type="checkbox"/>			
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke Alarms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Comp.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gar. Door Opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gar. Opener Remotes	<input type="checkbox"/> #2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washer	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furn. Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Window A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Filter Sys.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is sump pump properly discharged?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Softner	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is Cable TV available in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

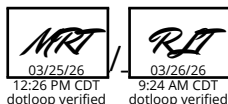
All Household Appliances are sold in working order except as noted and are not under warranty beyond the date of closing. Warranties may be available for purchase from independent warranty companies.

Please Check Mark or Circle Where Appropriate

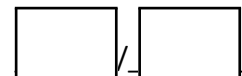
24. Roof: Type of Exterior Roofing: Asphalt shingles and EPDN rubber roof ma or UNK Age: _____ or UNK
25. Attic Insulation: Type: _____ UNK
 Amount: _____ UNK
 R-Value: _____ UNK
26. Water Supply: Type: Public Community Private Well Shared Well
 Any known problems?.....Yes No N/A UNK

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Buyer(s) Initials



2160 Avalon Road, Dubuque, IA 52001

ADDRESS

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

27. Sewer Type: Type: [X]Public []Community []Private
28. Septic Tank: Location of Tank: [X]N/A []UNK
Tank Age: [X]N/A []UNK

29. 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:

30. Mold: Has property been tested for the presence of mold? [X]Yes []No []N/A []UNK
If yes, date of test: 3/24/2026 (attach results)

31. Heating System(s): Type: HVAC or UNK [] Age: or []UNK

32. Cooling System(s): Type: Central or UNK [] Age: or []UNK

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

34. Any improvements made by seller since purchase? []Yes [X]No []N/A []UNK
If yes, please explain:

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

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

37. Received notice of code or zoning violations from any municipality? []Yes [X]No []N/A []UNK
If yes, please explain:

38. Association Fees; monthly \$ [X]N/A []UNK
List items covered by fees:

39. 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? [X]Yes []No []N/A []UNK
If yes, please explain: We get the occasional mouse in the house that we trap

40. Electric Service Provider Alliant energy Gas/Propane Service Provider Black Hills
Current Internet Provider Comalec

41. Any Transferable Contracts? (e.g. Security System, Home Warranty, CRP, Pest Treatment, etc.) No

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.

Matthew Robert Tomlinson
dotloop verified
03/25/26 12:26 PM CDT
MRX8-585X-K18S-NIFF
Seller Date

Rachel Leanne Tomlinson
dotloop verified
03/26/26 9:24 AM CDT
DOD7-DRDD-MH1W-WHCZ
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