

RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT

This is an approved uniform DMAAR Form



1 **PROPERTY ADDRESS** 1941 S Warrior Lane, Waukee, Iowa 50263

2
3 **PROPERTY OWNER** Joel Jacobsen and Karen Jacobsen

4 **PURPOSE OF STATEMENT**

5 Completion of this form shall satisfy the requirements of Chapter 558A of the Iowa Code which mandates the Seller
6 disclosure of the condition of, and information about, the property the Seller is about to sell unless the property is exempt.
7 This statement shall not be a warranty of any kind by the Seller or Listing Agent and shall not be intended as a substitute
8 for any inspection or warranty the Buyer may wish to obtain.
9

10 **EXEMPT PROPERTIES**

11 **Seller is exempt from completing this form on the basis that:**

- 12 ☐ The property contains no dwelling units or more than 4 dwelling units.
13 ☐ This transfer is between joint tenants or tenants in common.
14 ☐ This transfer is to a spouse or a lineal descendent of Seller.
15 ☐ This transfer is by a power of attorney.
16 ☐ This transfer is between spouses as a result of a dissolution of marriage.
17 ☐ This transfer is made pursuant to a court order.
18 ☐ Seller is a lender selling a foreclosed property.
19 ☐ This transfer is to or from a governmental body.
20 ☐ This transfer is by quit claim deed.
21

22
23 **If Seller is an Estate, Conservatorship, or Trust, check the appropriate box below:**

- 24 Was or will the fiduciary be an occupant in possession of the property at any time within the 12 consecutive months
25 immediately preceding the date of sale of the property?
26 ☐ Yes. Seller to complete disclosure form
27 ☐ No. Seller is exempt from completing disclosure form.
28

29 Seller certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the exemptions
30 above. If so: sign and stop here.
31

32
33 Buyer _____ Date _____ Seller _____ Date _____
34
35
36 Buyer _____ Date _____ Seller _____ Date _____
37

38 **SELLER INSTRUCTIONS**

39 Unless EXEMPT as noted above, Seller must complete this entire RESIDENTIAL PROPERTY SELLER DISCLOSURE STATEMENT
40 and respond to ALL questions, OR attach reports allowed by Iowa Code section 558A.4(2).
41 Seller must disclose all known conditions materially affecting this property and provide information in good faith, making a
42 reasonable effort to ascertain the required information.

- 43 • If the required information is known, indicate by checking the box (YES)
44 • If there have been no identified or reported issues, indicate by checking the box (NO)
45 • If the required information is unknown, indicate by checking the box (UNK)
46 • If an item does not apply to this property, indicate that it is not applicable (N/A)
47 • If the required information is unavailable following a reasonable effort, use an approximation of the information and
48 identify your response as approximation (AP)
49 • Keep a copy of this statement with your other important papers
50 • Additional pages may be attached as needed
51
52

53 PROPERTY ADDRESS 1941 S WARRIOR LN Waukee, IA 50263

54 **EVERY QUESTION MUST BE ANSWERED AS DIRECTED ON FORM - CHECK ONLY ONE RESPONSE IN EACH STATEMENT**

- 55 1. Basement/Foundation: Any known water or other problems?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 56 2. Roof: Any known problems?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 57 Any known repairs?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 58 If yes, date of repairs/replacement: ____/____/____ AP ☐
- 59 3. Well and Pump: (If not applicable, check the box and skip to Question #4) N/A ☐ YES ☐ NO ☒ UNK ☐ N/A ☐
- 60 Any known problems?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 61 Any known repairs?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 62 If yes, date of repairs/replacement: ____/____/____ AP ☐
- 63 Any known water tests?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 64 If yes, date of last report: ____/____/____ AP ☐
- 65 and results: _____
- 66 4. Septic Tanks/Drain Fields: (If not applicable, check box and skip to Question #5) N/A ☐ YES ☐ NO ☐ UNK ☐ N/A ☒
- 67 Any known problems?..... YES ☐ NO ☐ UNK ☐ N/A ☒
- 68 If yes, explain: _____
- 69 Has the system been inspected by an Iowa DNR certified inspector within 2 years? YES ☐ NO ☐ UNK ☐ N/A ☐
- 70 Date of Inspection: ____/____/____ AP ☐
- 71 Has the system been pumped/cleaned within the last 3 years? YES ☐ NO ☐ UNK ☐ N/A ☐
- 72 Date tank last cleaned: ____/____/____ AP ☐
- 73 (Note: If inspected within 2 years of closing date, system may not need inspection,
- 74 and if pumped within 3 years, system may not need pumping/cleaning)
- 75 General location of system: _____
- 76 Age of system: _____ AP ☐ UNK ☐
- 77 5. Sewer System: Any known problems?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 78 Any known repairs?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 79 If yes, date of repairs/replacement: ____/____/____ AP ☐
- 80 6. Heating System(s): Any known problems?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 81 Any known repairs?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 82 If yes, date of repairs/replacement: ____/____/____ AP ☐
- 83 7. Central Cooling System(s): Any known problems?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 84 Any known repairs?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 85 If yes, date of repairs/replacement: ____/____/____ AP ☐
- 86 8. Plumbing System(s): Any known problems?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 87 Any known repairs?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 88 If yes, date of repairs/replacement: ____/____/____ AP ☐
- 89 9. Lead and/or Galvanized Water Service Line
- 90 Are there currently, or have there ever been, any lead and/or galvanized water YES ☐ NO ☐ UNK ☐ N/A ☒
- 91 service lines present?
- 92 If yes, please provide more information. _____
- 93 10. Electrical System(s): Any known problems?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 94 Any known repairs?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 95 If yes, date of repairs/replacement: ____/____/____ AP ☐
- 96 11. Pest Infestation (termites, carpenter ants, bats, etc.): Any known problems?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 97 If yes, date(s) of treatment: ____/____/____ AP ☐
- 98 Any known structural damage?..... YES ☐ NO ☐ UNK ☐ N/A ☐
- 99 If yes, date(s) of repairs/replacement: ____/____/____ AP ☐
- 100 12. Asbestos: Any known to be present in the structure?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 101 If yes, explain: _____
- 102 13. Radon: Any known tests for the presence of radon gas?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 103 If yes, date of last report: ____/____/____ AP ☐ and results: _____
- 104 14. Lead-Based Paint: Any known to be present in the structure?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 105 15. Flood Plain: Do you know if the property is located in a flood plain?..... YES ☐ NO ☒ UNK ☐ N/A ☐
- 106 If yes, what is the flood plain designation? _____
- 107

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16. Zoning: Do you know the zoning classification of the property?..... YES ☒ NO ☐ UNK ☐ N/A ☐
If yes, what is the zoning classification? B
17. Covenants: Is the property subject to restrictive covenants?..... YES ☒ NO ☐ UNK ☐ N/A ☐
If yes, a true, current copy of the covenants can be obtained:
☐ Attached to this Property Disclosure
☐ At the _____ county recorder's office
☒ Other: MLS
18. Easements/Encroachments: Any known or unrecorded easements/encroachments? YES ☐ NO ☒ UNK ☐ N/A ☐
19. 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 ☐ UNK ☐ N/A ☐
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 ☐ UNK ☐ N/A ☐
20. Physical Problems: Any known settling, flooding, drainage or grading problems?..... YES ☐ NO ☒ UNK ☐ N/A ☐
21. Private Burial Grounds: Does property contain any private burial grounds?..... YES ☐ NO ☒ UNK ☐ N/A ☐
22. Structural Damage: Any known structural damage or modification?..... YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, what is the damage or modification? _____
23. Has there been a property/casualty loss resulting in an insurance claim? YES ☐ NO ☒ UNK ☐ N/A ☐
If yes, indicate date(s) _____ Loss type(s) _____
Loss amount(s) \$ _____ Correction(s) _____
24. Are you related to Listing Agent? YES ☒ NO ☐ UNK ☐ N/A ☐

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

Listing Agent is brother-in-law

SELLER(S) DISCLOSURE

Seller discloses the information regarding this property based on information known or reasonably available.

The Seller has owned the property since 7/24/25. The Seller 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 completes this form and the date of closing which would result in any of the above disclosures being inaccurate, Seller shall immediately disclose such changes to Buyer in writing, unless the statement is not required to be amended per 558A.3(2).

Seller acknowledges requirement that Buyer be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Health and Human Services.

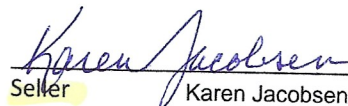
Seller



Joel Jacobsen

Date

Seller



Karen Jacobsen

Date

8/18/24

BUYER ACKNOWLEDGMENT

Buyer acknowledges receipt of a copy of this Residential Property Seller Disclosure Statement. This statement is not intended to be a warranty or to substitute for any inspection Buyer may wish to obtain. Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet" prepared by the Iowa Department of Health and Human Services.

Buyer

Date

Buyer

Date