

ECIAR 14 Pg 1/4

MLS#

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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: Maquoketa

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

Property Owner: Lori L. Edaburn and Bradford L. Edaburn

(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.

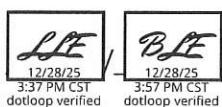
The Agent has no independent knowledge of the condition of the property except that which is written on this form.
Seller advises Buyer to obtain independent inspections relevant to Buyer

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: 01/10/2020 Yes No N/A UNK
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): 12/1/2021
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):

To be completed**By Client ONLY**

Seller(s) Initials



Buyer(s) Initials



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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: N/A UNK
 Date tank last cleaned: 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): _____
 Any known water tests? Yes No N/A UNK
 If yes, date of last report: _____ and results: _____

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): _____

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. **Lead Service Lines:** Are there currently, or have there ever been, any lead water service lines present? Yes No N/A UNK
 If yes, please provide more information _____

16. **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? _____

17. **Zoning:** What is the zoning classification of the property? Agricultural Yes No N/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? 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

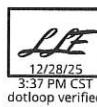
19. **Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes No N/A UNK

20. **Structural Damage:** Any known structural damage? Yes No N/A UNK

To be completed

By Client ONLY

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Buyer(s) Initials


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

For foundation/basement, damage to joist above fuel oil tank. Also rain water can seep thru limestone during very hard rain. The outside door to the basement needs to be replaced. The fuel oil gauge also needs to be replaced. There is a broken window pane in the bedroom on the main floor. There is a broken ceiling fan light socket in the living room. There is one electrical outlet cover missing in an upstairs bedroom. No electricity to garage. The wood stove has not been used for over 20 years, so would need to be inspected before ever using.

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):

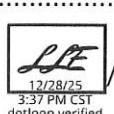
	Included?	Working?			Included?	Working?		
		Yes	No	Unk		Yes	No	Unk
Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Range/Oven	<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 type="checkbox"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Alarms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Comp.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gar. Door Opener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gar. Opener Remotes	<input type="checkbox"/>	# _____	<input type="checkbox"/>
Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furn. Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sauna/Hot Tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscap. Lites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Alarm System	<input type="checkbox"/>	<input 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 type="checkbox"/>
Water Filter Sys.	<input type="checkbox"/>	Leased Y/N <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is sump pump properly discharged?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softner	<input checked="" type="checkbox"/>	Leased Y/N <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is Cable TV available in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LP Tank	<input type="checkbox"/>	Leased Y/N <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Invisible Dog Fence Transmitter	<input type="checkbox"/>	<input 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: Steel _____ or UNK Age: 2021 _____ or UNK UNK25. **Attic Insulation:** Type: _____ Amount: _____ UNKR-Value: _____ UNK26. **Water Supply:** Type: Public Community Private Well Shared WellAny known problems? Yes No N/A UNK**To be completed****By Client ONLY**

Seller(s) Initials




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27. **Sewer Type:** Type: Public Community Private28. **Septic Tank:** Location of Tank: N/A UNK
Tank Age: N/A UNK29. **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: Cistern east of house

30. **Mold:** Has property been tested for the presence of mold? Yes No N/A UNK
If yes, date of test: _____ (attach results)31. **Heating System(s):** Type: Fuel Oil or UNK Age: _____ or UNK32. **Cooling System(s):** Type: Central Air or UNK Age: _____ or UNK33. **Radon System:** Is a radon system installed? Yes No N/A UNK
If yes, is the Radon System: Passive Active34. Any improvements made by seller since purchase? Yes No N/A UNK
If yes, please explain: _____
New roof, water heater, well pump, and dishwasher. Installed GFCI outlets in kitchen and bathroom.35. Is seller or seller's representative related to the listing agent or broker? Yes No N/A UNK36. 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: _____37. Received notice of code or zoning violations from any municipality? Yes No N/A UNK
If yes, please explain: _____38. Association Fees; monthly \$ _____ 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? Yes No N/A UNK

If yes, please explain: _____

40. Electric Service Provider Maquoketa Valley Gas/Propane Service Provider _____

Current Internet Provider _____

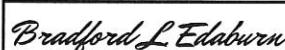
41. Any Transferable Contracts? (e.g. Security System, Home Warranty, CRP, Pest Treatment, etc.) No _____**Disclosures must be signed by all parties to the transaction**

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.

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Seller

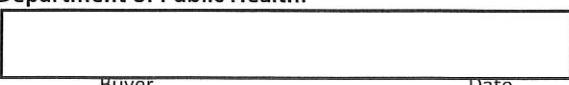
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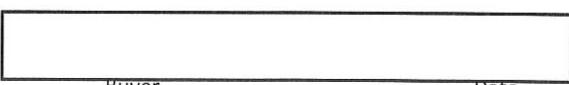
Seller

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



Buyer

Date

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Property Address: 25483 134th Street, Maquoketa, IA 52060

LEAD WARNING STATEMENT: Every purchaser of any interest in residential real property on which a residential dwelling was built *prior to 1978* is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

A. Presence of lead-based paint and/or lead-based paint hazards (check one below):

Seller's Initials for Section A

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Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

Seller has no knowledge of lead-based paint and/or lead-based paint hazard in the housing.

B. Records and Reports available to the seller (check one below):

Seller's Initials for Section B

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Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint in the housing. List documents below:

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT

Purchaser's Initials for Section C

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Purchaser's Initials for Section D

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Purchaser's Initials for Section E

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C. Purchaser has (check one below):

Purchaser has received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

Purchaser has not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

D. Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home"

E. Purchaser has (check one below):

Received a 10 calendar day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGEMENT

F. Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

G. Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

9-9-25

Seller

Date

Purchaser

Date

9-9-25

Seller

Date

Purchaser

Date

9-9-25

Seller's Agent

Date

Purchaser's Agent

Date