



# SELLER DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making Offer to Buy Real Estate)



**Property Owner(s) & Address:** Indian Hills Inn, Inc 2062 653rd Avenue, Albia, IA 52531

**Purpose of Disclosure:** Completion of Section I this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

**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.

**If claiming an exemption, sign here and stop.**

<u>Paula</u>	<u>02-19-2026</u>		
Seller	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Buyer	Date

**Instructions to the Seller:** (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

**Seller's Disclosure Statement:** Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our 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 Seller and are not by any Agent acting on behalf of the Seller. **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.**

Seller Initials PHG Buyer Initials \_\_\_\_\_

## I. Property Conditions, Improvements and Additional Information (Section I is Mandatory)

**EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED**

- Basement/Foundation:** Has there been known water or other problems?..... Yes  No  Unknown   
If yes, please explain: \_\_\_\_\_
- Roof:** Any known problems? ... Yes  No  Unknown   
Roof Type \_\_\_\_\_  
Date of repairs/replacement (If any) \_\_\_\_\_  
Describe: \_\_\_\_\_

- 53 3. **Well and Pump:** Any known problems?..... City water Yes  No  Unknown
- 54 Type of well (depth/diameter), age and date of repair: \_\_\_\_\_
- 55 Has the water been tested?..... Yes  No  Unknown
- 56 If yes, date of last report/results: \_\_\_\_\_
- 57
- 58 4. **Septic Tanks/Drain Fields:** Any known problems? ..... Yes  No  Unknown
- 59 Location of tank North Side of block Age 4 Unknown
- 60 Has the system been pumped and inspected within the last 2 years? ..... Yes  No  Unknown
- 61 Date of inspection \_\_\_\_\_ Date tank last cleaned/pumped \_\_\_\_\_ N/A  Unknown
- 62
- 63 5. **Sewer:** Any known problems? ..... Yes  No  Unknown
- 64 Any known repairs/replacement? ..... Yes  No  Unknown
- 65 Date of repairs \_\_\_\_\_
- 66
- 67 6. **Heating System(s):** Any known problems? ..... Yes  No  Unknown
- 68 Any known repairs/replacement? ..... Yes  No  Unknown
- 69 Date of repairs \_\_\_\_\_
- 70
- 71 7. **Central Cooling System(s):** Any known problems?..... Yes  No  Unknown
- 72 Any known repairs/replacement? ..... Yes  No  Unknown
- 73 Date of repairs \_\_\_\_\_
- 74
- 75 8. **Plumbing System(s):** Any known problems?..... Yes  No  Unknown
- 76 Any known repairs/replacement? ..... Yes  No  Unknown
- 77 Date of repairs \_\_\_\_\_
- 78
- 79 9. **Electrical System(s):** Any known problems?..... Yes  No  Unknown
- 80 Any known repairs/replacement? ..... Yes  No  Unknown
- 81 Date of repairs \_\_\_\_\_
- 82
- 83 10. **Pest Infestation:** (wood-destroying insects, bath, snakes, rodents, destructive/troublesome animals, etc.)
- 84 Any known problems?..... Yes  No  Unknown
- 85 Date of treatment \_\_\_\_\_
- 86 Previous Infestation/Structural Damage?..... Yes  No  Unknown
- 87 Date of repairs \_\_\_\_\_
- 88
- 89 11. **Asbestos:** Is asbestos present in any form in the property? ..... Yes  No  Unknown
- 90 If yes, explain: \_\_\_\_\_
- 91
- 92 12. **Radon:** Any known tests for the presence of radon gas? ..... Yes  No  Unknown
- 93 If yes, test results? \_\_\_\_\_ pCi/L Date of last report \_\_\_\_\_
- 94
- 95 13. **Lead Based Paint:** Known to be present in the property ..... Yes  No  Unknown
- 96 Has the property been tested for the presence of lead-based paint? ..... Yes  No  Unknown
- 97 **Provide lead-based paint disclosure.**
- 98
- 99 14. Are there currently, or have there ever been, any lead water service lines present? ..... Yes  No  Unknown
- 100 If yes, please provide more information. \_\_\_\_\_
- 101 \_\_\_\_\_

- 102 15. Any known encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas  
 103 co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority  
 104 over the property? ..... Yes  No  Unknown   
 105  
 106 16. Features of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and  
 107 driveways whose use or maintenance responsibility way have an effect on the property?..... Yes  No  Unknown   
 108  
 109 17. **Structural Damage:** Any known structural damage?..... Yes  No  Unknown   
 110  
 111 18. **Physical Problems:** Any known settling, flooding, drainage or grading problems?..... Yes  No  Unknown   
 112  
 113 19. Is the property located in a flood plain? ..... Yes  No  Unknown   
 114 If yes, flood plain designation: \_\_\_\_\_  
 115  
 116 20. Do you know the zoning classification of this property? ..... Yes  No  Unknown   
 117 If Yes, what is the zoning? Rural Ag  
 118  
 119 21. **Covenants:** Is the property subject to restrictive covenants? ..... N/A Yes  No  Unknown   
 120 If yes, attach a copy OR state where a true, current copy of the covenants can be obtained:  On file at County Recorder's  
 121 office or: \_\_\_\_\_  
 122 **You MUST explain any "Yes" responses above (Attach additional sheets if necessary):** \_\_\_\_\_  
 123

124 Seller Initials PKG Buyer Initials \_\_\_\_\_

127 **II. Appliances/Systems/Services (Section II is for the convenience of Buyer/Seller and is not mandatory)**

128 **Notice.** Items marked "included" are intended to remain with the property after sale. However, included items may be  
 129 negotiable between **Buyer and Seller**, and requested items should be in writing as either **included or excluded** in any  
 130 **Offer to Buy/Purchase Agreement**. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.  
 131

	Working?					Working?			
	Included	Yes	No	N/A		Included	Yes	No	N/A
134 Range/Oven	<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 checked="" type="checkbox"/>
135 Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
136 Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Heater/Liner/Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
137 Hood/Fan Disposal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
138 TV Receiving Equipment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Alarm	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
139 Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Carbon Monoxide Detector	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
140 Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City Water System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
141 Central AC	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
142 Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
143 Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Heating System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
144 Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
145 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"/>	<input type="checkbox"/>
146 Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace/Chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
147 Microwave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
148 Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
149 Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
150 Water Softener/Conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
151 LP Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locks and Keys	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152 LP Keys & Locks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
153 Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
154 Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
155 Garage Door Opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground "Pet Fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
156 Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
157 Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	# of remotes			# of collars	

158 Exceptions/Explanations for "NO" responses above: \_\_\_\_\_  
159 \_\_\_\_\_  
160 \_\_\_\_\_  
161 \_\_\_\_\_  
162 \_\_\_\_\_  
163 \_\_\_\_\_

164 ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.  
165 Warranties may be available for purchase from independent warranty companies.  
166

167 Seller Initials PKG Buyer Initials \_\_\_\_\_  
168 \_\_\_\_\_

169  
170 **III. Additional Non-Mandatory Requested Items:** Are you as the Seller aware of any of the following:  
171

172 1. Any significant structural modification or alteration to property?.....Yes  No  Unknown

173 Please explain: \_\_\_\_\_

174 2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the  
175 property from fire, wind, hail, flood(s) or other conditions?..... Yes  No  Unknown

176 If yes, has the damage been repaired/replaced?.....Yes  No

177 3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's  
178 association of which you have knowledge?.....Yes  No  Unknown

179 4. **Mold:** Does property contain toxic mold that adversely affects the property or occupants? ....Yes  No  Unknown

180 5. **Private Burial Grounds:** Does property contain any private burial ground? .....Yes  No  Unknown

181 6. Neighborhood or Stigmatizing conditions or problems affecting this property? .....Yes  No  Unknown

182 7. **Energy Efficiency Testing:** Has the property been tested for energy efficiency?.....Yes  No  Unknown   
183 If yes, what were the test results? \_\_\_\_\_

184 8. **Attic Insulation:** Type blown in Unknown  Amount LoB 10-12" Unknown

185 9. Are you aware of any area environmental concerns?.....Yes  No  Unknown   
186 If yes, please explain: \_\_\_\_\_  
187 \_\_\_\_\_

188 10. Are you related to the listing agent? Yes  No  If yes, how? \_\_\_\_\_

189 11. Where survey of property may be found: \_\_\_\_\_

190 12. **Wind Farms:** Is the subject property encumbered by certain Wind Energy rights?.....Yes  No   
191 If yes, rights by: Lease , Easement , Other  Define Other: \_\_\_\_\_  
192 Wind Farm Company, Owner: \_\_\_\_\_

193 13. **Repairs:** Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.)  
194 (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary)  
195 \_\_\_\_\_  
196 \_\_\_\_\_

197 If the answer to any item is yes, please explain. Attach additional sheets, if necessary: \_\_\_\_\_  
198 \_\_\_\_\_  
199 \_\_\_\_\_  
200 \_\_\_\_\_  
201 \_\_\_\_\_  
202 \_\_\_\_\_  
203 \_\_\_\_\_

204 **IV. Radon Fact Sheet & Form Acknowledgement**

205 **Seller acknowledges that Buyer be provided the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared**  
206 **by the Iowa Department of Public Health.**

207  
208  
209 Seller Pete Shroyer Seller \_\_\_\_\_ Date 2-11-2026  
210 2026

211  
212 Seller has owned the property since 2022 (date). Seller has indicated above the history and condition of  
213 all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the  
214 structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will  
215 immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not  
216 directly wade by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges Seller has  
217 retained a copy of this statement.

218  
219  
220 **Buyer hereby acknowledges receipt of "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa**  
221 **Department of Public Health, and a copy of this statement. This statement is not intended to be a warranty or to**  
222 **substitute for any inspection the buyer(s) may wish to obtain.**

223  
224  
225 Buyer \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_  
226