

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

			550) 5/15 V	. 550 1200	N-35, South Whitley, IN 46787					
The following are in the condit		1:				Y				
A. APPLIANCES	None/Not included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective		lot ective	Do Not Know
Built-in Vacuum System	X				Cistern	×		Г	7	
Clothes Dryer			M		Septic Field/Bed			N N		
Clothes Washer			A		Hot Tub	₩				
Dishwasher	X				Plumbing	Ħ		N		
Disposal	X				Aerator System		H		<u> </u>	H
Freezer	M		i i	i ii	Sump Pump			_	_	H
Gas Grill		Ħ	M	Π	Irrigation Systems	×	H	_	=	
Hood			×		Water Heater/Electric		H		X	
Microwave Oven	×			H	Water Heater/Gas				1	
Oven			Ø	Н	Water Heater/Solar			_	_	
Range	H		X	H	Water Purifier		H -			<u> </u>
Refrigerator		H		H		X		_		
Room Air Conditioner(s)		 		Н	Water Softener		<u> </u>		3	
Trash Compactor					Well				<u> </u>	
TV Antenna/Dish	RI I				Septic and Holding Tank/Septic Mound	X				
			<u> </u>		Geothermal and Heat Pump				Z	
Other:					Other Sewer System (Explain)	N		ו		
					Swimming Pool & Pool Equipment] [
								Yes	No	Do Not Know
					Are the structures connected to a p	ublic water s	vstem?		Ø	
B. Electrical System	None/Not Included/	Defective	Not Defective	Do Not Know	Are the structures connected to a p	ublic sewer s	ō	N	Ē	
Air Purifier	Rented				Are there any additions that may re- the sewage disposal system?	re there any additions that may require improvements to				
Burglar Alarm					If yes, have the improvements been completed on the					
	Ø				As the inspectal system:					
Ceiling Fan(s)	<u> </u>		×		Are the improvements connected to a private/community					
Garage Door Opener / Controls Inside Telephone Wiring				<u> </u>		e the improvements connected to a private/community				
and Blocks/Jacks				×	D. HEATING & COOLING SYSTEM	None/Not Defective		e Not Defective		Do Not Know
Light Fixtures			<u> </u>		SISIEM	Rented		5010		Hilott
Sauna		<u> </u>			Attic Fan	Ø				
Smoke/Fire Alarm(s)	×	100			Central Air Conditioning	M				
Switches and Outlets			X		Hot Water Heat				N	
				×	Furnace Heat/Gas	×				
Vent Fan(s) 60/100/200 Amp Service		100	X		Furnace Heat/Electric	Ø	ī			ī
(Circle one)				Ø	Solar House-Heating	×	П			Π
Generator	Ø		П		Woodburning Stove	N		_		H
NOTE: Means a condition th					Fireplace	X		_		
effect on the value of the prope	erty, that wo	uld significa	ntly impair t	he health	Fireplace Insert					
or safety of future occupants o or replaced would significant					Air Cleaner					
normal life of the premises.	iy shorten t	or adversely	anect the	expected	Humidifier	N P		_	_	
•							<u> </u>	_		
					Propane Tank	<u> </u>			X	무
					Other Heating Source	5.2				
disclosure form is not a warranty prospective buyer or owner may i	by the owner ater obtain. A the conditio	r or the owner it or before se n of the prop	r's agent, if ar attlement, the	y, and the d owner is rec	certifies to the truth thereof, based o lisclosure form may not be used as a s uired to disclose any material change same as it was when the disclosure Signature of Buyer	ubstitute for	any Inspection of	ons or v	warranti roperty	es that th
W6/1	Mak	un								
Signature of Seller	0			11.0	Signature of Buyer					
	condition of t	he property is	substantially	the same as	It was when the Seller's Disclosure for	m was origina	illy provided t	o the B	uyer.	
Signature of Seller (at closing)					Signature of Seller (at closing)					

1 of 2

	YES	NO	KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
Age, if known Years. 12				4. OTHER DISCLOSURES			KNOW
Does the roof leak?					N N		
Is there present damage to the roof?				Are there any foundation problems with the structures?			⊠
Is there more than one layer of shingles on the				Are there any encroachments?		N	
house?				Are there any violations of zoning, building codes		×	
If yes, how many layers?				or restrictive covenants? Is the present use of non-conforming use?			
				Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		図				网	
Is there any contamination caused by the				Is the access to your property via a private road?			N
manufacture or a controlled substance on the property that has not been certified as		X		Is the access to your property via a public road?	Ø		
decontaminated by an inspector approved under IC 13-14-1-15?				Is the access to your property via an easement?		M	
Has there been manufacture of		ės Ž		Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		Ø	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		N		Are there any structural problems with the building?			-🛛
Explain:				Have any substantial additions or alterations been made without a required building permit?		Ø	
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
				Is there any damage due to wind, flood, termites, or rodents?			
				Have any structures been treated for wood destroying insects?	×		
				Are the furnace/woodstove/chimney/flue all in working order?	☒		
E. ADDITIONAL COMMENTS AND/OR EXPLANA (Use additional pages, if necessary)	TIONS:			Is the property in a flood plain?		N	
7.0 .,				Do you currently pay for flood insurance? Does the property contain underground storage			
				tank(s)?		図	
			1	Is the homeowner a licensed real estate salesperson or broker?		Ø	
				Is there any threatened or existing litigation regarding the property?		Ø	
				Is the property subject to covenants, conditions and/o restrictions of a homeowner's association?		図	
				Is the property located within one (1) mile of an airport?		Ø	
NOWLEDGE. A disclosure form is not a want of the mospective specifies that the prospective specifies the specifies specifies specifies specifies specifies the specifies specifi	irranty by e buyer o rtify to the	the owne r owner m purchase	r or the owner ay later obtain er at settlemen	ler, who certifies to the truth thereof, based on 's agent, if any, and the disclosure form may not. At or before settlement, the owner is required to that the condition of the property is substantiated this Disclosure by signing below.	be used as	a substi ny materia	tute for an
Signature of Seller	Inn			Signature of Buyer	-	-	
ignature of Seller	V V -			Signature of Buyer			
he Seller hereby certifies that the condition o	the prope	rty is subs	stantially the sa	me as it was when the Seller's Disclosure form was	originally p	rovided to	the Buyer.
lignature of Seller (at closing)				Signature of Seller (at closing)			•