

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Date (month, day, year)

State Form 46234 (R6/6-14)

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.

Property address (number and street, city, state, and ZIP code)

			!-	44	conditions	indianted:
1	Tho 1	Daiwarila	are in	ine	conditions	indicated.

A APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	Not Defective		Do Not Know
Built-in Vacuum System	X			Cistern	Ď.					
Clothes Dryer			X		Septic Field/Bed	ed 🕭 🗆]		
Clothes Washer			X		Hot Tub	M D D		2		
Dishwasher	Ø	ō			Plumbing			K	1	
	8				Aerator System	Ø	П]	
Disposal			22	-	Sump Pump	Ĭ	П			
reezer		H	ñ	H	Irrigation Systems	Ø	П		1	
Sas Grill				H	Water Heater/Electric		K	7		
ood	-Z			H	Water Heater/Gas	V	ñ	F	•	
ficrowave Oven	<u> </u>				Water Heater/Solar	B	- Fi			
oven		X				Ø	H			П
lange			<u> </u>	무			_			
lefrigerator			Ø		Water Contents.		_		Ħ	
loom Air Conditioner(s)			M		Well	II				
rash Compactor	Ø		72					_		
V Antenna/Dish	X				Geothermal and Heat Pump	K			1	
Other:					Other Sewer System (Explain)	M]	
					Swimming Pool & Pool Equipment	A			1	П
					Swimming Pool & Pool Equipment	14/		Yes	No	Do Not
										Know
					Are the structures connected to a p				X	U_
. Electrical	None/Not	Defective	Not Defective	Do Not Know	Are the structures connected to a p	ublic sewer system?		X		
System	Included/ Rented			Are there any additions that may rethe sewage disposal system?	quire improve	ements to		Ø		
ir Purifier	X				If yes, have the improvements been	completed o	on the		Q	
urglar Alarm	Ø.				sewage disposal system?					
Ceiling Fan(s)	П	П	'M		Are the improvements connected to a private/community water system?				又	
Sarage Door Opener / Controls	Ø	П	П		Are the improvements connected to a private/community				K	
nside Telephone Wiring					sewer system? D. HEATING & COOLING None/Not Defective Included					
nd Blocks/Jacks	Ø		X				Dafe		Do Not Know	
ight Fixtures	Ä	П	ম্ব	Ē		Rented		г	7	П
Sauna			n		Attic Fan				ᆸ	
-CCAUNITIES	Ø				Central Air Conditioning					
imoke/Fire Alarm(s)	A		<u> </u>		Hot Water Heat					
witches and Outlets	NA.				Furnace Heat/Gas				<u> </u>	
(ent Fan(s)	M				Furnace Heat/Electric	M		[
0/100/200 Amp Service				×	Solar House-Heating	X		[
Circle one) Generator	4/2			ĺΠ	Woodburning Stove	Ø				
OTE: Means a condition th	at would h	ave a signif	icant"Defect	" adverse	Fireplace	Ø				
ffect on the value of the prope	ertv. that wo	uld significa	intly impair t	ne neaith	Fireplace Insert	\Z				
r safety of future occupants or r replaced would significant	f the proper	tv. or that if	not repaired	, removea	Air Cleaner	Ø				
r replaced would significant formal life of the premises.	ly snorten	or adversely	allect the	expected	Humidifier	B				
anna ma ar ma kramnaa.					Propane Tank	15	Ī	Ī		
					Other Heating Source	区	n	Г	1	10
isclosure form is not a warranty	ater obtain. A the condition	r or the owne At or before so on of the pro	r's agent, if al	ny, and the c	disclosure form may not be used as a squired to disclose any material change same as it was when the disclosure	on the Seller's substitute for	s CURRENT A	of the pro	perty	or certify t
	04/	Nelh								
Signature of Seller	9/1	'M 9	men.	2-100	Signature of Buyer					
signature of Seller	800	M 2	oces (the same	Signature of Buyer s it was when the Seller's Disclosure for	m was origina	ally provided t	o the Bu	yer.	

						r —		
2. ROOF	YES	KNOW		4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW	
Age, if known 25 Years.			×	Do structures have aluminum wiring?			Ø	
Does the roof leak?	oof leak?		Are there any foundation problems with the			X		
Is there present damage to the roof?		ZZ		structures? Are there any encroachments?		又		
Is there more than one layer of shingles on the house?		点		Are there any violations of zoning, building codes,		Z Z		
If yes, how many layers?				or restrictive covenants? Is the present use of non-conforming use?		4		
				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?								
Is there any contamination caused by the		₽X.		Is the access to your property via a private road?		M		
manufacture or a controlled substance on the property that has not been certified as				Is the access to your property via a public road?	X	10		
decontaminated by an inspector approved under IC 13-14-1-15?				Is the access to your property via an easement? Have you received any notices by any		X		
Has there been manufacture of				governmental or quasi-governmental agencies affecting this property?		洒		
methamphetamine or dumping of waste from the manufacture of methamphetamine in a		4		Are there any structural problems with the building?		Ä		
residential structure on the property? Explain:				Have any substantial additions or alterations been made without a required building permit?		A		
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			X	
				Is there any damage due to wind, flood, termites, or rodents?		×		
				Have any structures been treated for wood destroying insects?		A		
				Are the furnace/woodstove/chimney/flue all in working order?	A			
E. ADDITIONAL COMMENTS AND/OR EXPLANA	TIONS:			Is the property in a flood plain?		A		
(Use additional pages, if necessary)				Do you currently pay for flood insurance?				
FUMACO FINE AND				Does the property contain underground storage tank(s)?		M		
Furnace 5475 old	1			Is the homeowner a licensed real estate salesperson or broker?		M		
water heater 34rs of	a			Is there any threatened or existing litigation regarding the property?		M		
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		Æ		
				Is the property located within one (1) mile of an airport?		TO TO		
KNOWLEDGE. A disclosure form is not a w	arranty by ve buyer of ertify to th	y the owne or owner π ne purchas	er or the owner may later obtain er at settleme	ler, who certifies to the truth thereof, based on the same of the disclosure form may not an action of the condition of the owner is required to the the condition of the property is substantially of this Disclosure by signing below.	be used as disclose a	s a substri ny materia	tute for any Il change in	
Signature of Seller		-		Signature of Buyer				
Signature of Seller	Sa.C	ter	us	Signature of Buyer				
	f the prop	erty is sub	stantially the sa	ame as it was when the Seller's Disclosure form was	originally p	rovided to	the Buyer.	
Signature of Seller (at closing)				Signature of Seller (at closing)				
FORM #03.								