

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 08/08/2024

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) 3673 County Road 325 North, Marion, IN 46952

1. The following are in the condition	ons 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	13				Cistern	☒					
Clothes Dryer			M		Septic Field/Bed	DKB		Ø			
Clothes Washer					Hot Tub	⊠					
Dishwasher			Ø		Plumbing			Ø			
Disposal			X		Aerator System	X	17	i			
Freezer		100	N.		Sump Pump	ñ	ā	D	3.	6	
Gas Grill	X			ī	Irrigation Systems	X					
Hood		-	図		Water Heater/Electric			Ī	_	ō	
Microwave Oven	IX.	H			Water Heater/Gas	H		5		-	
Oven	П	H	×	H	Water Heater/Solar	×	H			Ħ	
Range	H		×		Water Purifier	ঘ	$\overline{\Box}$		-	Ti Ti	
Refrigerator	H	H	X .		Water Softener	П	Ħ	Þ	_		
Room Air Conditioner(s)	Z.	H			Well	H	- ii	D		Ħ	
Trash Compactor	×	H	H		Septic and Holding Tank/Septic Mound			Ī		囡	
TV Antenna/Dish	-	H	DX.		Geothermal and Heat Pump	H	H	D			
Other:	H	H			Other Sewer System (Explain)						
	H	H	H	H	Carol Cower Cystem (Explain)				J	×	
		H	H	H	Swimming Pool & Pool Equipment	Ø					
				-H				Yes	No	Do Not	
	H	-	H		Are the structures connected to a p	ublic water o	/stem?		Ø	Know	
B. Electrical	None/Not	Defective	Not	Do Not			H		H		
System	Included/ Rented	Delective	Defective	Know							
Air Purifier	Kented Z				the sewage disposal system?	uire improvements to					
Burglar Alarm	<u> </u>			+	If yes, have the improvements been sewage disposal system?	completed o	on the				
Ceiling Fan(s)		H	<u> </u>	H	Are the improvements connected to						
Garage Door Opener / Controls			X	-#-	water system?						
Inside Telephone Wiring					Are the improvements connected to sewer system?	a private/co	mmunity		図		
and Blocks/Jacks				₩	D. HEATING & COOLING	None/Not Defective		Not		Do Not	
Intercom	124				SYSTEM	Included Rented		Defective		Know	
Light Fixtures			X		Attic Fan			П	_	12	
Sauna	図				Central Air Conditioning		ā		<u> </u>	X	
Smoke/Fire Alarm(s)			X		Hot Water Heat	Ø	H		_		
Switches and Outlets			×		Furnace Heat/Gas	Ä	H	-	<u></u>	H	
Vent Fan(s)				Z	Furnace Heat/Electric	Ø	H		7		
60/100/200 Amp Service			X		Solar House-Heating	₩ ₩	H				
(Circle one) Generator					Woodburning Stove	[54]	H		-		
NOTE: Means a condition th	₩ Would b	D signif	icant"Defect	" adverse	Fireplace	⊠		-			
effect on the value of the prope	erty, that wo	uld significa	ntly impair t	he health	Fireplace Insert	126	H	-			
or safety of future occupants of the property, or that if not repaired, removed					Air Cleaner			_			
or replaced would significant normal life of the premises.	y snorten	or adversely	arrect the	expected	Air Cleaner Humidifier	<u> </u>			Z C	<u> </u>	
normal me of the premises.							<u> </u>				
					Propane Tank		<u> </u>		Z		
					Other Heating Source				10101		
The information contained in this	by the owner	has been furi	nished by the	Seller, who	certifies to the truth thereof, based of lisclosure form may not be used as a	on the Seller's	any inspection	ACTUAL DOS OF V	. KNOV varranti	VLEDGE. A	
					uired to disclose any material change						

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller Signature S

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)

Signature of Seller

Signature of Seller (at closing)

Signature of Buyer

of 2

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known Years.			R_	Do structures have aluminum wiring?			90
Does the roof leak?		Z '.		Are there any foundation problems with the			'IX
Is there present damage to the roof?		Ø		structures?		Ø	
Is there more than one layer of shingles on the house?	Are there any encroachments? Are there any encroachments? Are there any violations of zoning, building codes			DXL.			
If yes, how many layers?			□ □ (or restrictive covenants?		LAL	니
				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?		ÌÌ				ď	
Is there any contamination caused by the				Is the access to your property via a private road?		Ž	
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?	Z,		
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?		Ø	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a		×		Are there any structural problems with the building?		DX(
residential structure on the property? Explain:		V		Have any substantial additions or alterations been made without a required building permit?		図	
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			区
				Is there any damage due to wind, flood, termites, or rodents?			Ø
			- 1	Have any structures been treated for wood destroying insects?		⊠ ²	
				Are the furnace/woodstove/chimney/flue all in working order?			Ĵ X ,
E. ADDITIONAL COMMENTS AND/OR EXPLANA	TIONS:			Is the property in a flood plain?			
(Use additional pages, if necessary)				Do you currently pay for flood insurance?		Ø	
				Does the property contain underground storage tank(s)?		×	
				Is the homeowner a licensed real estate salesperson or broker?		X	
				Is there any threatened or existing litigation regarding the property?		Ø	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		×	
				Is the property located within one (1) mile of an airport?			Ø
KNOWLEDGE. A disclosure form is not a war inspections or warranties that the prospective the physical condition of the property or ce disclosure form was provided. Seller and Pur Signature of Seller	arranty by re buyer or rtify to th	y the owner notes that the purchase	er or the owne nay later obtair ser at settleme	ler, who certifies to the truth thereof, based on 's agent, if any, and the disclosure form may not a. At or before settlement, the owner is required to that the condition of the property is substantia of this Disclosure by signing below. Signature of Buyer	be used as disclose a	s a substi ny materia	tute for an al change i
Signature of Seller	Mon	de		Signature of Buyer			
The Seller hereby certifies that the condition o	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 Seiler (at closing)				Signature of Seller (at closing)			
						-	