



**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R6/6-14)

Date (month, day, year) 2-1-21

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. 183-2014. 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 or the sale of the real estate.

Property address (number and street, city, state, and ZIP code) **1775 N Audubon Dr, New Albany, IN 47150**

1. The following are in the 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	NO	✓			Cistern	NO	✓			
Clothes Dryer	YES		✓		Septic Field/Bed	NO	✓			
Clothes Washer	YES		✓		Hot Tub	NO	✓			
Dishwasher	NO	✓			Plumbing	YES		✓		
Disposal	NO	✓			Aerator System	NO	✓			
Freezer	CL	✓			Sump Pump	NO	✓			
Gas Grill	YES		✓		Irrigation Systems	NO	✓			
Hood		✓			Water Heater/Electric	YES	✓			
Microwave Oven	YES		✓		Water Heater/Gas	YES		✓		
Oven	YES		✓		Water Heater/Solar	NO	✓			
Range	YES		✓		Water Purifier	NO	✓			
Refrigerator	YES		✓		Water Softener	NO	✓			
Room Air Conditioner(s)	✓				Well	NO	✓			
Trash Compactor	NO	✓			Septic and Holding Tank/Septic Mound	✓				
TV Antenna/Dish	CL	✓			Geothermal and Heat Pump	NO	✓			
Other:					Other Sewer System (Explain)					
					City SEWER					
					Swimming Pool & Pool Equipment					
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			YES		
					Are the structures connected to a public sewer system?			YES		
					Are there any additions that may require improvements to the sewage disposal system?				NO	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				✓	
					Are the improvements connected to a private/community sewer system?				✓	
					<b>D. HEATING &amp; COOLING SYSTEM</b>	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
					Attic Fan	NO				
					Central Air Conditioning	YES		✓		
					Hot Water Heat	NO				
					Furnace Heat/Gas	YES		✓		
					Furnace Heat/Electric	NO				
					Solar House-Heating	NO				
					Woodburning Stove	NO				
					Fireplace	NO				
					Fireplace Insert	NO				
					Air Cleaner	YES		✓		
					Humidifier	NO				
					Propane Tank	NO				
					Other Heating Source	NO				

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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 <i>Terry J. Duke</i>	Date (mm/dd/yy) <u>1-15-21</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Terry J. Duke</i>	Date (mm/dd/yy) <u>2-1-21</u>	Signature of Buyer	Date (mm/dd/yy)
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)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)			
1775 N Audubon Dr, New Albany, IN 47150			
<b>2. ROOF</b>	<b>YES</b>	<b>NO</b>	<b>DO NOT KNOW</b>
Age, if known	10 Years.		
Does the roof leak?		No	
Is there present damage to the roof?		No	
Is there more than one layer of shingles on the house?		No	
If yes, how many layers?			
<b>3. HAZARDOUS CONDITIONS</b>	<b>YES</b>	<b>NO</b>	<b>DO NOT KNOW</b>
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 manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
Explain:			
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (Use additional pages, if necessary)			
<b>4. OTHER DISCLOSURES</b>			
Do structures have aluminum wiring?			✓
Are there any foundation problems with the structures?			✓
Are there any encroachments?			✓
Are there any violations of zoning, building codes, or restrictive covenants?			✓
Is the present use of non-conforming use? Explain:			✓
Is the access to your property via a private road?			✓
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?			✓
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			✓
Are there any structural problems with the building?			✓
Have any substantial additions or alterations been made without a required building permit?			✓
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?	✓		
Is the property in a flood plain?			✓
Do you currently pay for flood insurance?			✓
Does the property contain underground storage tank(s)?			✓
Is the homeowner a licensed real estate salesperson?			✓
Is there any threatened or existing litigation regarding the property?			✓
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?			✓
<p>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.</p>			
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>Tony LaDuke</i>	1-15-21		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>Tony LaDuke</i>	2-1-21		
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)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.

