

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 KNOW.EDGE 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. Incliana 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.

The following are in the conditions			oae)		8356 Corydon Ridge Road,	Lanesville, I	N 47136				
1. The following are in the condi-		1.		1			1				
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	V				Cistern	V					
Clothes Dryer	V				Septic Field/Bed					V	
Clothes Washer	V				Hot Tub	1				-	
Dishwasher				1	Plumbing					1/	
Disposal	3			V	Aerator System	V				V	
Freezer	V				Sump Pump	+				1/	
Gas Grill	/				Irrigation Systems	1/				V	
Hood				/	Water Heater/Electric	- V		<u> </u>		1/	
Microwave Oven				1	Water Heater/Gas	V				V	
Oven	<u> </u>			/	Water Heater/Solar	1					
Range				1/	Water Purifier	1					
Refrigerator				/	Water Softener	V				1/	
Room Air Conditioner(s)	V				Well	1				V	
Trash Compactor	1/					V			-		
TV Antenna/Dish	V				Septic and Holding Tank/Septic Mound					V	
Other:	V				Geothermal and Heat Pump	V					
Other.				-	Other Sewer System (Explain)						
					Swimming Pool & Pool Equipment	1					
					Swiffining Poor & Poor Equipment	V		Yes	No	Do Not	
								165	NO	Know	
B. Electrical	None/Not		Not	Do Not	Are the structures connected to a p	ublic water sy	stem?	V			
System	Included/	Defective	Defective	Know	Are the structures connected to a p				V		
	Rented				Are there any additions that may require improvements to the sewage disposal system?					1/	
Air Purifier	V				If yes, have the improvements been completed on the						
Burglar Alarm				V	sewage disposal system?						
Ceiling Fan(s)				V	Are the improvements connected to a private/community water system?				/		
Garage Door Opener / Controls				V	Are the improvements connected to a private/community				7		
Inside Telephone Wiring and Blocks/Jacks				/	sewer system?	- W. Salan Production			V		
Intercom	V			V	D. HEATING & COOLING SYSTEM	None/Not Included	Defective		ot ctive	Do Not Know	
Light Fixtures	V				SYSTEM	Rented		Deit	Cuve	Kilow	
Sauna	./			V	Attic Fan	V				-	
Smoke/Fire Alarm(s)	~				Central Air Conditioning					V	
Switches and Outlets				V	Hot Water Heat	V					
A STATE OF THE STA				V	Furnace Heat/Gas	1					
Vent Fan(s)				V	Furnace Heat/Electric					/	
60/100/200 Amp Service (Circle one)				1	Solar House-Heating	V					
Generator					Woodburning Stove						
NOTE: Means a condition th	at would ha	ve a signifi	cant"Defect	' adverse	Fireplace					1/	
effect on the value of the prope	erty, that wou	uld significa	ntly impair th	ne health	Fireplace Insert	1/	-	-			
or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected Air Cleaner							-		./		
normal life of the premises.	ly shorten c	adversely	anoct the	expected	Humidifier	1/				V	
					Propane Tank	1					
					Other Heating Source	V					
The information and in this	Diseles b		1-1-11-11-			LV					
disclosure form is not a warranty prospective buyer or owner may I the purchaser at settlement that acknowledge receipt of this Discl	by the owner ater obtain. At the conditior	or the owner or before set of the prop	's agent, if an ttlement, the d erty is subst	y, and the downer is rec antially the	certifies to the truth thereof, based of lisclosure form may not be used as a siguired to disclose any material change same as it was when the disclosure	substitute for in the physic	any inspection of all condition of the second conditions of the second condition of the second conditi	ns or w f the pr er and	varranti operty o Purchas	es that the or certify to ser hereby	
Signature of Seller Date (mm/dd/yy) Signature of Buyer								Dat	Date (mm/dd/yy)		
Signature of Seller Date (mth/dd/yt) Signature of Buyer							Date (mm/dd/yy)				
The Seller hereby certifies that the	condition of th	ne property is	substantially	the same as	it was when the Seller's Disclosure for	m was origina	lly provided to	the Bu	yer.		
Signature of Seller (at closing) Date (mm/dd/yy) Signature of Seller (at closing)									e (mm/	dd/yy)	
				Par	ne 1 of 2			_	3.50	•••	

Property address (number and street, city, state,	and ZIP cod		orydon Ridge R	oad, Lanesville, IN 47136				
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW	
Age, if known Years.			<u> </u>	Do stantino have aliminos visino			KNOW	
Does the roof leak?			/	Do structures have aluminum wiring? Are there any foundation problems with the				
Is there present damage to the roof?				structures?			V	
Is there more than one layer of shingles on the house?			V	Are there any encroachments? Are there any violations of zoning, building codes,			V	
If yes, how many layers?				or restrictive covenants?			V	
				Is the present use of non-conforming use? Explain:				
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	LAPIGIT.				
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				Is the access to your property via a private road?		V		
manufacture or a controlled substance on the				Is the access to your property via a public road?	/			
property that has not been certified as decontaminated by an inspector approved		1	1	Is the access to your property via an easement?		/		
under IC 13-14-1-15? Has there been manufacture of				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			/	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Are there any structural problems with the building?			/	
Explain:				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?			V			
				Are the furnace/woodstove/chimney/flue all in working order?			/	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: Is the property in a flood plain?								
(Use additional pages, if necessary) Do you currently pay for flood insurance?						V		
-0.0 (11)	٠, و	DA	Δ	Does the property contain underground storage tank(s)?			V	
Kinda Collin, POA				Is the homeowner a licensed real estate salesperson or broker?		V		
				Is there any threatened or existing litigation regarding the property?		\checkmark		
				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?		/		
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 Sejler Date (mm/dd/yy)				Signature of Buyer	-	Date (mm/dd/yy)		
Signature of Seller Date (mm/dd/yy)				Signature of Buyer		Date (mm/dd/yy)		
The Seller hereby certifies that the condition of the property is substantially the s			tantially the sam	ne as it was when the Seller's Disclosure form was orig	ginally pro			
Signature of Seller (at closing) Date (mm/dd/yy)			mm/dd/yy)	Signature of Seller (at closing)		Date (mm/dd/yy)		



FORM #03.