

## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month	, day <sub>g</sub> year)
6 do	, 07-

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)

409 W. Utica Street, Sellersburg, IN

1. The following are in the condit	tions indicated	d:								
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective		ot ective	Do Not Know
Built-in Vacuum System	V				Cistern	1				
Clothes Dryer	1				Septic Field/Bed	1				
Clothes Washer	~				Hot Tub					
Dishwasher			V		Plumbing			1	/	
Disposal	V				Aerator System	1/				
Freezer	i	***************************************			Sump Pump	1/				
Gas Grill	V				Irrigation Systems	0				
Hood			1/		Water Heater/Electric	1/		_		
Microwave Oven			1/		Water Heater/Gas				_	
Oven					Water Heater/Solar	1/		-		
Range					Water Purifier					
Refrigerator			1/		Water Softener	1/				
Room Air Conditioner(s)					Well	1				
Trash Compactor	1				Septic and Holding Tank/Septic Mound	1				
TV Antenna/Dish	1/				Geothermal and Heat Pump					
Other:	V							-		
					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment	1				
								Yes	No	Do Not
					Are the structures connected to a p	ublic water ev	etem?	1		Know
B. Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a public sewer system?  Are there any additions that may require improvements to the sewage disposal system?  If yes, have the improvements been completed on the					
System	Included/ Rented		Defective	Know				non trus		
Air Purifier	V									
Burglar Alarm	1/				sewage disposal system?					
Ceiling Fan(s)	-		1		Are the improvements connected to a private/community			1		
Garage Door Opener / Controls			./		water system?					
Inside Telephone Wiring			1/		Are the improvements connected to a private/community sewer system?				/	
and Blocks/Jacks Intercom	1				D. HEATING & COOLING SYSTEM	HEATING & COOLING None/Not Included Defective		Not Defective		Do Not Know
Light Fixtures					Attic Fan	Rented				
Sauna	/				Central Air Conditioning			,		
Smoke/Fire Alarm(s)			to		Hot Water Heat				21	
Switches and Outlets								-		
Vent Fan(s)			1/		Furnace Heat/Gas	1		1		
60/400/200 Amp Service			1		Furnace Heat/Electric			_		
(Circlé one)	. ,				Solar House-Heating	V				
Generator			4110		Woodburning Stove				,	
NOTE: Means a condition the effect on the value of the properties.					Fireplace GGS	1				
or safety of future occupants o	f the propert	y, or that if	not repaired,	removed	Fireplace Insert	V/				`
or replaced would significantly normal life of the premises.	ly shorten o	r adversely	affect the	expected	Air Cleaner					
normal me of the premises.					Humidifier	V				
					Propane Tank					
					Other Heating Source			<u></u>		
disclosure form is not a warranty prospective buyer or owner may le the purchaser at settlement that acknowledge receipt of this Disclo	by the owner ater obtain. At the condition	or the owner t or before set n of the prop	's agent, if an ttlement, the c erty is subst	y, and the commer is recommer is recommer is recommer.	certifies to the truth thereof, based of lisclosure form may not be used as a s juired to disclose any material change same as it was when the disclosure	substitute for in the physica	any inspection of all condition of all conditions of all conditions of the all condition	ns or w f the pro r and f	arrantic operty c Purchas	es that the or certify to er hereby
Signature of Seller Date (mm/dd/yr) Signature of Buyer Date (mm/dd/yr)							id/yy)			

Harritt Group, 4704 Corydon Pike New Albany, IN 47150

ature of Selle

Signature of Seller (at closing)

Phone: (812)944-0217

Fax: (812)944-5558

Date (mm/dd/yy)

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.

Date (mm/dd/yy)

Signature of Buyer

Signature of Seller (at closing)

Property address (number and street, city, state, and ZIP code) 409 W. Utica Street, Sellersburg, IN								
2. ROOF	YES	NO	DO NOT KNOW		4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known 2 Years. 20				4	Do atwictured have all maining unitaries?			KNOW
Does the roof leak?					Do structures have aluminum wiring?  Are there any foundation problems with the			1/
Is there present damage to the roof?		V		4	structures?			
Is there more than one layer of shingles on the house?		1			Are there any encroachments?  Are there any violations of zoning, building codes,			
If yes, how many layers?			or		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?							1	
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		,		1	Is the access to your property via a public road?	/		
property that has not been certified as decontaminated by an inspector approved	1				Is the access to your property via an easement?		V	
under IC 13-14-1-15?  Has there been manufacture of				$\left\{ \right.$	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?		5			Are there any structural problems with the building?			/
A Freplace works Needs remote.		1	Have any substantial additions or alterations been made without a required building permit?  Are there moisture and/or water problems in the		V			
		1,	basement, crawl space area, or any other area?			V		
		7	or rodents?  Have any structures been treated for wood		1			
			destroying insects?  Are the furnace/woodstove/chimney/flue all in					
		-	working order?	V				
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			Is the property in a flood plain?  Do you currently pay for flood insurance?					
M · /·		1	Does the property contain underground storage tank(s)?		1/			
A Had raccoons in attie. Been removed.			Is the homeowner a licensed real estate salesperson or broker?		1			
				Is there any threatened or existing litigation regarding the property?		~		
Soffitt will prepared.	DL_				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			
perfected.					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 Selfer	All	Date (	mm/dd/yy) 13-200	7	Signature of Buyer		Date (mm.	/dd/yy)
Signature of Seller J Jobs	ale	10/0	mm/dd/yy) 23/202	0	Signature of Buyer		Date (mm.	
The Seller hereby certifies that the condition of Signature of Seller (at closing)	Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally pi					Date (mm/dd/yy)		





FORM #03.