

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 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)

1413 State St, 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		lot ective	Do Not Know
Built-in Vacuum System	NA				Cistern	N				
Clothes Dryer	NA				Septic Field/Bed	N				
Clothes Washer	N				Hot Tub	N			_	
Dishwasher	N				Plumbing			V	/	
Disposal	N.				Aerator System	D				
Freezer	N				Sump Pump	1/				
Gas Grill	N				Irrigation Systems	11				
Hood	N	4.4			Water Heater/Electric	11				
Microwave Oven	-		2000		Water Heater/Gas	-/-		1		
Oven	N		17.70		Water Heater/Solar	N		Qui.		
Range	N				Water Purifier	N				
Refrigerator	N				Water Softener	(1)				
Room Air Conditioner(s)	N/				Well	N		-		
Trash Compactor	N				Septic and Holding Tank/Septic Mound	N	<u> </u>			
TV Antenna/Dish	N				Geothermal and Heat Pump	11		<u> </u>		
Other:					Other Sewer System (Explain)	- N		1/	/	
"					Swimming Pool & Pool Equipment	N		V		
					3William g Pool & Pool Equipment	10	L	Yes	No	Do Not
									140	Know
B, Electrical	None/Not		Not	Do Not	Are the structures connected to a public water system?			V		
System	Included/ Defec	Defective	Defective	Know	Are the structures connected to a pr					
Air Durifion	Rented				the sewage disposal system?	there any additions that may require improvements to sewage disposal system?			V	
Air Purifier	N.				If yes, have the improvements been completed on the					
Burglar Alarm	N,				sewage disposal system? Are the improvements connected to a private/community					
Ceiling Fan(s) Garage Door Opener / Controls	N				water system?				V	
Inside Telephone Wiring	1/				Are the improvements connected to sewer system?	provements connected to a private/community			/	
and Blocks/Jacks	N				D. HEATING & COOLING	None/Not Defective		N	ot	Do Not
Intercom	N				SYSTEM	Included Rented		Defe	ctive	Know
Light Fixtures			2020		Attic Fan	Nemeg				
Sauna	N				Central Air Conditioning			,		-
Smoke/Fire Alarm(s)			1/2020		Hot Water Heat	11		-		
Switches and Outlets			2020		Furnace Heat/Gas	10		./		
Vent Fan(s)			2020		Furnace Heat/Electric	N				
60/100/200 Amp Service					Solar House-Heating	1/				
(Circle one) Generator	17				Woodburning Stove	11				
NOTE: Means a condition th	at would ba	ve a signif	cant"Defect	adverse	Fireplace	1/1				
effect on the value of the prope	erty, that wo	uld significa	ntly impair th	ne health	Fireplace Insert	11				
or safety of future occupants or replaced would significant					Air Cleaner	/\/				
normal life of the premises.	ly shorten c	n auversely	anect the t	expected	Humidifier	-/1				
•				l	Propane Tank	- <u>N</u>				
					Other Heating Source					
	Disalasas I		delegal by Alex	Callanha			OUDDENIT A	OTILAL	1411011	. = 5 0 = .
disclosure form is not a warranty prospective buyer or owner may l	by the owner ater obtain. A the condition	or the owner t or before se n of the prop	's agent, if an ttlement, the c	y, and the d owner is req	certifies to the truth thereof, based or isclosure form may not be used as a s uired to disclose any material change i same as it was when the disclosure	ubstitute for n the physica	any inspectio al condition o	ns or w	arrantic	es that the or certify to
Signature of Seller Date (mm/dd/yy)			Signature of Buyer			Dat	Date (mm/dd/yy)			
Signature of Seller Date (mm/dd/yy)			Signature of Buyer			0	Date (mm/dd/yy)			
	condition of the	ne property is			it was when the Seller's Disclosure form	n was origina	ly provided to			
Signature of Seller (at closing)		Date (mn	n/dd/yy)	Signature of Seller (at closing)			Date	Date (mm/dd/yy)		

Fax: (812)944-5558

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1413 STATE ST. NEW AIRANY IN.										
Property address (number and street, city, state, and ZIP code) 1413 State St, New Albany, IN 47150										
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW			
Age, if known Now Years. 2020				Do structures have aluminum wiring?		1/	1,11011			
Does the roof leak?		V		Are there any foundation problems with the		1				
Is there present damage to the roof?		v,	-	structures? Are there any encroachments?		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \				
Is there more than one layer of shingles on the house?				Are there any violations of zoning, building codes,			/			
If yes, how many layers?				or restrictive covenants?			V			
				Is the present use of non-conforming use? Explain:			1/			
3. HAZARDOUS CONDITIONS YES		NO	DO NOT KNOW				V			
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?			/		ā		e e			
Is there any contamination caused by the				Is the access to your property via a private road?						
manufacture or a controlled substance on the property that has not been certified as				Is the access to your property via a public road?	V					
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 governmental or quasi-governmental agencies affecting this property?		1				
Has there been manufacture of 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?		y				
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?										
Are the furnace/woodstove/chimney/flue all in working order?										
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: Is the property in a flood plain?						1				
(Use additional pages, if necessary) Do you currently pay for flood insurance?						0				
New SIDING			Does the property contain underground storage tank(s)?		V					
" WINDOWS			Is the homeowner a licensed real estate salesperson		V					
" Poors			않음은 설계 threatened or existing litigation regarding		/					
11 ROOF			the property? Is the property subject to covenants, conditions		1	E CONTRACTOR OF THE PARTY OF TH				
				and/or restrictions of a homeowner's association?			J.			
1) FORM FUSULATION				Is the property located within one (1) mile of an airport?		/				
KNOWLEDGE. A disclosure form is not a wa inspections or warranties that the prospective	rranty by t e buyer or tify to the	he owne owner m purchase	r or the owner's ay later obtain. er at settlement	er, who certifies to the truth thereof, based on the sagent, if any, and the disclosure form may not be At or before settlement, the owner is required to dithat the condition of the property is substantially of this Disclosure by signing below.	e used as	a substit	ute for any			
Signature of Seller Date (mm/dd/f/y)			(mm/dd/lyy)	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 sar										
Signature of Selfer (at closing)		Date	(mm/dd/yy) Signature of Seller (at closing)			Date (mm/dd/yy)				



FORM #03.

