

## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

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)

1. The following are in the conditions indicated:

1114 N College St , Veedersburg, IN 47987

A. APPLIANCES	Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	Included Rented	Defective		ective	Know
Built-in Vacuum System	V				Cistern					1/
Clothes Dryer	V		1,		Septic Field/Bed	~		1		
Clothes Washer	V		, in		Hot Tub	V		-		
Dishwasher					Plumbing					
Disposal	9		V		Aerator System	V				
Freezer			V		Sump Pump	~	i			
Gas Grill	~			1	Irrigation Systems	V				
Hood	V				Water Heater/Electric	V		Á	4	
Microwave Oven			V		Water Heater/Gas			١		
Oven	×		V		Water Heater/Solar	V				
Range	1				Water Purifier		000			
Refrigerator	- 63		V		Water Softener				9	
Room Air Conditioner(s)	V	1 1	<u> </u>		Well	V				
Trash Compactor	V				Septic and Holding Tank/Septic Mound	~				
TV Antenna/Dish	V	1 1			Geothermal and Heat Pump		F			+
Other:	Berton at 6th				Other Sewer System (Explain)	,	7 .	1	,	
	-			11 1 10	Swimming Pool & Pool Equipment	V				
					a, fa *			Yes	No	Do Not Know
					Are the structures connected to a pi	ublic water sy	/stem?	V		1 1
B. Electrical	None/Not Included/	Defective	Not Defective	Do Not Know	Are the structures connected to a public sewer system?		1			
System	Rented		Delective	Kriow	Are there any additions that may red the sewage disposal system?	quire improve	ements to	7	1	
Air Purifier	V				If yes, have the improvements been	completed o	n the	-	-	
Burglar Alarm	V				sewage disposal system?					
Ceiling Fan(s)	V			ar a	Are the improvements connected to a private/community water system?					
Garage Door Opener / Controls	V				Are the improvements connected to	a private/cor	nmunity		-	*
Inside Telephone Wiring and Blocks/Jacks	~			30 -0	sewer system?			William A	04	Do Not
Intercom					D. HEATING & COOLING None/Not Included Rented Rented				Know	
Light Fixtures			1/			Kented	Service Marie (Service)	NATIONAL PROPERTY.	Albert St. St.	AFORE STORY OF THE

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.

Н	Furnace near Electric		1,000		
	Solar House-Heating	~	1	1	
٦	Woodburning Stove	V			
٦	Fireplace	PV			
	Fireplace Insert		No Care		L.
	Air Cleaner		7.01.7	4	1 87 7
	Humidifier				
	Propane Tank			3	
	Other Heating Source		0 8 10		V 1 100
_	,				

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

Attic Fan

Central Air Conditioning

Hot Water Heat

Furnace Heat/Gas

acknowledge regelpt of this Disclosure by signing below.			
Signatur Grander (1)	Date (shar/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 sul		vas when the Seller's Disclosure form was originally provided to the	
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Page 1 of 2

1

Sauna

Vent Fan(s)

Smoke/Fire Alarm(s)

Switches and Outlets

60/100/200 Amp Service (Circle one)

Property address (number and street, city, state,	and ZIP code		N College St , \	reedersburg, IN 47987			
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	МО	DO NOT KNOW
Age, if known 2025 Years.				Do structures have aluminum wiring?			
Does the roof leak?		V		Are there any foundation problems with the			/
Is there present damage to the roof?		V		structures?			
Is there more than one layer of shingles on the house?		/		Are there any encroachments?			
If yes, how many layers?				Are there any violations of zoning, building codes, 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?			V			V	
Is there any contamination caused by the				Is the access to your property via a private road?		~	
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?				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		~	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a			V	Are there any structural problems with the building?		/	
residential structure on the property?  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?		<b>/</b>	
				Have any structures been treated for wood destroying insects?			~
				Are the furnace/woodstove/chimney/flue all in working order?	~		
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?  Does the property contain underground storage			
				tank(s)?			
				Is the homeowner a licensed real estate salesperson or broker?			
				Is there any threatened or existing litigation regarding the property?		V	
				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?		V	
KNOWLEDGE. A disclosure form is not a	varranty by to the extify to the	he own owner purcha eby ack	ner or the owner may later obtain ser at settlemer nowledge receip		disclose a	s a substit ny materia ne as it wa	tute for any il change in s when the
Signature		Dat	mn/dd/yy)	Signature of Buyer		Date (mn	n/dd/yy)
Signature of Seller		20000000	e (mm/dd/yy)	Signature of Buyer		Date (mm/dd/yy)	
	of the proper	y is sub	stantially the sar	me as it was when the Seller's Disclosure form was or	iginally pro	ovided to the	ne Buyer.
Signature of Seller (at closing)		Date	e (mm/dd/yy)	Signature of Seller (at closing)		Date (mn	n/dd/yy)



FORM #03.