

## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date	(month,	day.	vear)
	··· / /	****	2021

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 obtained on the property. The representations of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warrantes 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 sellect the

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) 425 George Street, Huntington, IN 46750 1. The following are in the conditions indicated: None/No A. APPLIANCES Not None/Not Do Not Included Defective C. WATER & SEWER SYSTEM Not Do Not Defective Know Included Defective Rented Defective Know Rented **Built-In Vacuum System** Cistem X Clothes Dryer -M Septic Field/Bed Clothes Washer П Hot Tub Dishwasher \_\_\_\_ X Plumbing K Disposal X Aerator System Freeze Sump Pump Gas Grill Irrigation Systems m Hood K Water Heater/Electric Microweve Oven K Water Heater/Gas K Oven Water Heater/Solar Range Water Purifler m Refrigerator Water Softener \*\*\*\* Room Air Conditioner(s) X Z 1 Trash Compactor K Septic and Holding Tank/Septic Mound .7, TV Antenna/Dish Geothermal and Heat Pump Other: Other Sewer System (Explain) E Swimming Pool & Pool Equipment П Do Not Yes No Know Are the structures connected to a public water system? B. Electrical one/No Not Do Not Defective Are the structures connected to a public sewer system? System included/ Defective 1 m Know Are there any additions that may require improvements to Rented Air Purifier the sewage disposal system? m Burglar Alarm If yes, have the improvements been completed on the m sewage disposal system? Ceiling Fan(s) X. Are the improvements connected to a private/community Garage Door Opener / Controls X water system? П Inside Telephone Wiring Are the improvements connected to a private/community and Blocks/Jacks sewer system? K m D. HEATING & COOLING None/Not Intercom Do Not Defective Г SYSTEM Included Defective Know Light Fixtures Rented Г X Sauna Attic Fan K M Г П П Г -Smoke/Fire Alarm(s) Central Air Conditioning K П H Hot Water Heat Switches and Outlets П K Vent Fan(s) Furnace Heat/Gas ĸ Z 60/100/200 Amp Service Furnace Heat/Electric K П (Circle one) M Solar House-Heating m r Generator Woodburning Stove П M NOTE: Means a condition that would have a significant Defect Fireplace W 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 Fireplace Insert m or replaced would significantly shorten or adversely affect the expected Air Cleaner normal life of the premises. r Humidifier Propane Tank Other Heating Source 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 Signature of Seller Signature of Buyer une pmme Signature of Seller Signature of Buyer 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)

2. ROOF	YES	NO	DO NOT		7		
Age, if known Years.			KNOW	4. OTHER DISCLOSURES	YES	NO	C
Does the roof leak?			K	Do structures have aluminum wiring?			+
is there present damage to the roof?			i i	Are there any foundation problems with the structures?			†
is there more than one layer of shingles on the house?			ß	Are there any encroachments?	+ 6		<u> </u>
If yes, how many layers?			<u> </u>	Are there any violations of zoning, building codes			<del> </del>
	<u></u>		風	or restrictive covenants?  Is the present use of non-conforming use?			
3. HADARDOUS CONDITIONS			DO NOT	Explain:			Ī
	YES	NO	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?			<b>W</b>			風	
is there any contamination caused by the manufacture or a controlled substance on the				Is the access to your property via a private road?			
property that has not been certified as decontaminated by an inspector approved				is the access to your property via a public road?	1	<u>k</u>	************
under IC 13-14-1-15?			44	is the access to your property via an essented			************
las there been manufacture of			***************************************	governmental or quasi	1		***************************************
methamphetamine or dumping of waste from the manufacture of methamphetamine in a			<b>(A)</b> ,	andoung this property?		₩.	
value itial 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, grown and/or water problems in the basement, grown and/or water problems.							
				William Control of the Control of th			************
				or rodents?			***************************************
				Have any structures been treated for wood destroying insects?			***************************************
ADDITIONAL COMMENTS AND/OR EXPLANATIONS: Iso additional pages, if necessary)				Are the furnace/woodstove/chimney/flue all in working order?		L.J	······
				Is the property in a flood plain?			
	**************************************	***************************************		Do you currently pay for floor incursors			***************************************
				Does the property contain underground storage tank(s)?		展	
		×	1	is the homeowner a licensed real estate salesperson or broker?	П		
					О	Æ	
				is there any threatened or existing litigation regarding the property?		453	
			1	Is the property and the		EL.	
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is the properly located within							
OWLEDGE. A disclosure form is not a warra	as been nty by the	furnished	by the Selle				
ature of Seller & Comic Re	mm	/ acknowle	dge receipt	of this Disclosure by signing below.	close any r ne same ar	naterial ch s it was wi	ange len (
leller hereby certifies that the condition				Signature of Buyer			
or seller (at closing)	roperty is	substantia	illy the same	Signature of Buyer as it was when the Seller's Disclosure form was origin			
		-⊲ιe (mm/d	d/yy)	Signature of Seller (at closing)	ally news?		
R		***************************************	···················	(F) BEAN	Date	d to the Bi (mm/dd/yy	yor.
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