

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month. dav. vear) 08/12/2020

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 methamphetarmine 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.

			ode) <u>11286</u> S	outh 450	West-35, Van Buren, IN 46991					
The following are in the condit										
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	N/				Cistern	19				
Clothes Dryer					Septic Field/Bed Septic Tank			_		
Clothes Washer					Hot Tub	0				
Dishwasher					Plumbing			_		Ū
Disposal	\overline{\overline{\pi}}				Aerator System			_		
Freezer	U				Sump Pump		<u> </u>	_		H
Gas Grill	ঘ				Irrigation Systems			_	5	一片
Hood					Water Heater/Electric					102
Microwave Oven	<u>u</u>				Water Heater/Gas	1			_	
Oven					Water Heater/Solar				=	H
Range	1		T T		Water Purifier			_	5	H
Refrigerator	V				Water Softener		H	_		TP-
Room Air Conditioner(s)				F	Well		Ħ	_	=	<u> </u>
Trash Compactor		-	H		Septic and Holding Tank/Septic Mound	H H			5	
TV Antenna/Dish	H			V	1			_		
Other:			- H		Geothermal and Heat Pump	V				
Other.				H	Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment					
								Yes	No	Do Not Know
					Are the structures connected to a p	ublic water sy	stem?		U	
B. Electrical System	None/Not Included/	Defective	Not Defective	Do Not Know	Are the structures connected to a p				U	
	Rented				Are there any additions that may re the sewage disposal system?					
Air Purifier	V				If yes, have the improvements been					
Burglar Alarm	19				sewage disposal system?					
Ceiling Fan(s)	9				Are the improvements connected to water system?	mprovements connected to a private/community stem?				
Garage Door Opener / Controls						s connected to a private/community				
Inside Telephone Wiring and Blocks/Jacks				图	sewer system? D. HEATING & COOLING	OLING None/Not Defective			ot	Do Not
Intercom					SYSTEM	Included	Delective	Defe	ctive	Know
Light Fixtures				E	Attic Fan	Rented			_	
Sauna					Central Air Conditioning					
Smoke/Fire Alarm(s)	V				Hot Water Heat		H		5	
Switches and Outlets				V	Fumace Heat/Gas			_		-
Vent Fan(s)				ď				_		무
60/(00)200 Amp Service					Furnace Heat/Electric			_		
(Circle one)	77000				Solar House-Heating				_	
Generator		Ш.,,	□ □		Woodburning Stove				_	
NOTE: Means a condition the effect on the value of the property.					Fireplace					
or safety of future occupants of	of the proper	ty, or that if	not repaired	, removed	Fireplace Insert			_	_	
or replaced would significant normal life of the premises.	ly shorten o	or adversely	affect the	expected	Air Cleaner			_		
normarine of the premises.					Humidifier					
					Propane Tank Balinger Other Heating Source elec back					
					Other Heating Source elec boulb	HU D				
disclosure form is not a warranty prospective buyer or owner may i	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	y, and the o owner is rec	certifies to the truth thereof, based of disclosure form may not be used as a quired to disclose any material change same as it was when the disclosure	substitute for in the physic	any inspection of all conditions of all conditio	ns or v f the pr	varranti operty	es that the
Signature of Seller and	1 D	likert	yo Pre	s.	Signature of Buyer					
Signature of Seller				777	Signature of Buyer					-
The Seller hereby certifies that the	condition of t	he property is	substantially	the same as	s it was when the Seller's Disclosure for	m was origina	illy provided to	the Bu	ıyer.	
Signature of Seller (at closing)			Date (mr	n/dd/yy)	Signature of Seller (at closing)			Dai	e (mm/	dd/yy)

Age, if known	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO
				Po structures have always un video?			KNOV
Does the roof leak?				Do structures have aluminum wiring? Are there any foundation problems with the			<u>[</u>]
s there present damage to the roof?				structures?			<u> </u>
s there more than one layer of shingles on the nouse?				Are there any encroachments?		<u> 12</u>	
f yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?			0
	+-			Is the present use of non-conforming use?			
3. HADARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Explain:			
Have there been or are there any hazardous conditions on the property, such as methane jas, lead paint, radon gas in house or well, adioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other piological contaminants, asbestos insulation, or PCB's?			Ů∕				
s there any contamination caused by the				Is the access to your property via a private road?		Ū₽′	
nanufacture or a controlled substance on the property that has not been certified as				Is the access to your property via a public road?			Ē
decontaminated by an inspector approved under IC 13-14-1-15?			"	Is the access to your property via an easement?			L
Has there been manufacture of	ľ			Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		₽	
nethamphetamine or dumping of waste from he manufacture of methamphetamine in a esidential structure on the property?				Are there any structural problems with the building?			O
Explain:				Have any substantial additions or alterations been made without a required building permit?			E
				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?			
ADDITIONAL COMMENTS AND/OR EXPLANA Use additional pages, if necessary)	TIONS:			Is the property in a flood plain?		<u> </u>	
786 auditional pages, il necessary)				Do you currently pay for flood insurance? Does the property contain underground storage			
				tank(s)?			0
				Is the homeowner a licensed real estate salesperson or broker?		B	
				Is there any threatened or existing litigation regarding the property?			Г
				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?			Ε



FORM #03.

