

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month. dav. vear) 07/22/2020

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 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 s	treet, city, sta	te, and ZIP c	ode) <u>1205 M</u>	ark Drive	Auburn, IN 46706	***************************************					
1. 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	Not Defective	Do Not Know		
Built-in Vacuum System	X	П	П	П	Cistern	Keinted	П	П			
Clothes Dryer	×	ΙΠ		П	Septic Field/Bed	<u> </u>	<u> </u>				
Clothes Washer	<u> </u>			一一	Hot Tub				+ H		
Dishwasher	П	<u> </u>	<u> </u>	一一	Plumbing			×	+H		
Disposal	X		H	一一	Aerator System						
Freezer	X	H		┝╫	Sump Pump		H		$+$ \dashv		
Gas Grill	X				Irrigation Systems				 		
Hood			<u> </u>	片片	Water Heater/Electric	<u> </u>					
Microwave Oven			園	ᅡ岩	Water Heater/Gas		旹	<u> </u>			
Oven	1 -					*******					
Range			13		Water Heater/Solar	<u> </u>			<u> </u>		
Refrigerator			X		Water Purifier	X		片			
······	<u> </u>	+==		+=-	Water Softener				×		
Room Air Conditioner(s)					Well				<u> </u>		
Trash Compactor	<u> </u>	<u> </u>			Septic and Holding Tank/Septic Mound	×					
TV Antenna/Dish	<u>X</u>			<u> </u>	Geothermal and Heat Pump	₩					
Other:					Other Sewer System (Explain)	1 23					
					Swimming Pool & Pool Equipment	X					
						•	•	Yes No	Do Not		
					Are the structures connected to a public water system?			B 0	Know		
B. Electrical System	None/Not Included/	Defective	Not Defective	Do Not Know	Are the structures connected to a public sewer system?						
Air Purifier	Rented				Are there any additions that may require improvements to the sewage disposal system?						
	<u>X</u>			<u> </u>	If yes, have the improvements been completed on the						
Burgiar Alarm Revised Ceiling Fan(s)	<u> </u>				sewage disposal system? Are the improvements connected to a private/community				┼		
Garage Door Opener / Controls			X		water system?						
Inside Telephone Wiring			<u> </u>		Sewer system:						
and Blocks/Jacks Intercom					D. HEATING & COOLING None/Not Defective			Not Defective	Do Not		
Light Fixtures	<u> </u>				SYSTEM	Rented		Defective	Know		
-			X	ᆜ	Attic Fan	×			ТП		
Sauna Sauna	<u> </u>				Central Air Conditioning			×	1 -		
Smoke/Fire Alarm(s)			X		Hot Water Heat			<u>X</u>			
Switches and Outlets			<u> </u>		Furnace Heat/Gas	\ □					
Vent Fan(s)			KÍ		Furnace Heat/Electric	[28]					
60/100/200 Amp Service (Circle one)			X		Solar House-Heating	×	П				
Generator	X	П	П	П	Woodburning Stove	Ż					
NOTE: Means a condition th		ave a signif	icant"Defect	" adverse	Fireplace	i ii			×		
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	[2]			 		
or safety of future occupants o or replaced would significant					Air Cleaner	園	Ö				
normal life of the premises.	.,		4,,001 1,10	oxpooted	Humidifier	IZI	Ē	Π			
					Propane Tank			<u>_</u>			
					Other Heating Source Boiler	ñ	Z	П			
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	y, and the o owner is red	certifies to the truth thereof, based of the control of the contro	on the Seller's substitute for in the physica	CURRENT A any inspection al condition o	CTUAL KNO	WLEDGE. A ties that the or certify to		
Signature of Seller Qill	L Ces	Soul	7	127/2	Signature of Buyer						
Signature of Seller 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	lly provided to	the Buyer.			
Signature of Seller (at closing) Date (mm/dd/yy)					Signature of Seller (at closing) Date (mm/dd/yy)			n/dd/yy)			

Property address (<i>number and street, city, state, and ZIP code</i>) 1205 Mark Drive, Auburn, IN 46706										
2. ROOF	ROOF YES NO DO NOT KNOW 4.4		4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW				
Age, if known Years.				Do structures have aluminum wiring?		Tá l				
Does the roof leak?		K		Are there any foundation problems with the		N N				
Is there present damage to the roof?		×		structures?						
Is there more than one layer of shingles on the house?	X			Are there any encroachments?		⊠				
If yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?		DSF.				
				Is the present use of non-conforming use? Explain:						
3. HADARDOUS 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?	X	y)3				囟				
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		本		Is the access to your property via a public road?	<u> </u>					
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		×				
Has there been manufacture of		- f		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?		朿		Are there any structural problems with the building?		网				
Explain:		Have any substantial additions or alterations been made without a required building permit?		文						
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		28				
		Is there any damage due to wind, flood, termites, or rodents?		X						
		Have any structures been treated for wood destroying insects?		X						
				Are the furnace/woodstove/chimney/flue all in working order?		X				
E. ADDITIONAL COMMENTS AND/OR EXPLANAT (Use additional pages, if necessary)		Is the property in a flood plain?		図						
(ose additional pages, if flecessary)		Do you currently pay for flood insurance? Does the property contain underground storage		Ø						
				tank(s)?		図				
		Is the homeowner a licensed real estate salesperson or broker?		₩.						
		Is there any threatened or existing litigation regarding the property?		D28						
		Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		凇						
				Is the property located within one (1) mile of an airport?		Æ				
KNOWLEDGE. A disclosure form is not a wa inspections or warranties that the prospectiv	irranty by e buyer o rtify to the	the owne r owner m purchase	r or the owner ay later obtain er at settlemen	er, who certifies to the truth thereof, based on the sagent, if any, and the disclosure form may not be at the condition of the property is substantially to fit this Disclosure by signing below.	e used as lisclose ar	a substitu ny material	ute for any change in			
Signature of Seller Quil Landon	l 7	1221.	2020	Signature of Buyer			d			
Signature of Seller				Signature of Buyer						
The Seller hereby certifies that the condition of Signature of Seller (at closing)	the prope		tantially the sa (mm/dd/yy)	me as it was when the Seller's Disclosure form was on Signature of Seller (at closing)	riginally pi	ovided to t Date (mm				
							<u> </u>			





