

## 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.

327 Hudson, IN 4674 Property address (number and street, city, state, and ZIP code) 7445 S State Rd 1. The following are in the conditions indicated: None/Not Not Do Not Do Not Not A. APPLIANCES Included/ Defective C. WATER & SEWER SYSTEM Included Defective Defective Defective Know Know Rented Built-in Vacuum System V П V Cistern Clothes Dryer Septic Field/Bed V Clothes Washer Hot Tub  $\square$ Dishwasher П N Plumbing N Disposal W Aerator System M П Freeze M Sump Pump W Gas Grill Irrigation Systems N Hood  $\square$ Water Heater/Electric Г Microwave Oven V Water Heater/Gas 0 Oven Water Heater/Solar V Ø П Range Water Purifier V N Refrigerator Water Softener M Room Air Conditioner(s)  $\square$ Well V Trash Compactor  $\square$ Septicand Holding Tank/Septic Mound TV Antenna/Dish W Geothermal and Heat Pump Ø Other Other Sewer System (Explain) W П Swimming Pool & Pool Equipment \(\nabla\) П Do Not Know No Yes Are the structures connected to a public water system? W B. Flectrical Not Do Not Defective Are the structures connected to a public sewer system? W System Included Defective Know Are there any additions that may require improvements to the sewage disposal system? Rented Ø Air Purifier V If yes, have the improvements been completed on the Burglar Alarm N sewage disposal system? Ceiling Fan(s) Are the improvements connected to a private/community V water system? Garage Door Opener / Controls M П П Are the improvements connected to a private/community Inside Telephone Wiring sewer system? M and Blocks/Jacks D. HEATING & COOLING None/Not Do Not Not Defective Defective Included Intercom M SYSTEM Know Rented Light Fixtures П П  $\square$ Attic Fan W Sauna M Central Air Conditioning W П Smoke/Fire Alarm(s) V Hot Water Heat V Switches and Outlets N Furnace Heat/Gas Vent Fan(s) 60/100/200 Amp Service (Circle one) П V Furnace Heat/Electric  $\square$ Solar House-Heating W Woodburning Stove Generato M Ø NOTE: Means a condition that would have a significant"Defect" adverse Fireplace W P П effect on the value of the property, that would significantly impair the health Fireplace Insert D or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected V Air Cleaner normal life of the premises. W Humidifier Propane Tank W Other Heating Source W 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 acknowledge receipt of this Disclosure by signing below Signature of Seller Signature of Buve Signature of Seller Signature of Buyer Morgayof Sut The Seller hereby certifies th was when the Seller's Disclosure form was originally provided to the Buyer. Signature of Seller (at closing) in Signature of Seller (at closing) age 1 of 2

NO					DONOS
	KNOW	4. OTHER DISCLOSURES	YES	NO	KNOW
0		Do structures have aluminum wiring?		M	
	AND DESCRIPTION OF	Are there any foundation problems with the structures?		Ø	
Q				N	
	Ø		10000000	1	
		or restrictive covenants?		М	
		Explain:			
NO	DO NOT KNOW				
0					
,		Is the access to your property via a private road?		M	
0		Is the access to your property via a public road?	D		
		Is the access to your property via an easement?			
,		Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
		Are there any structural problems with the building?		Ø	
		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?			
		or rodents?		Ø	
		destroying insects?			
		Are the furnace/woodstove/chimney/flue all in working order?			
light	inloft	Is the property in a flood plain?		V	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: Sky light in laft (Use additional pages, if necessary) leaks when raises hard.  Bosement gets a little water in some (orners when it rains really hourd. Over not flood.  Boiler needs replaced					
				Ø	
				<b>B</b>	
Boiler needs replaced					
Boiler needs replaced a few outlets + switches might need rewired, I'm not sure. Pool was open a couple of summers ago - needs.				A	
c repla	aced last year	Is the property located within one (1) mile of an airport?			
	light ins In Some for furnishing the owner he ow	light in latters snot flood.  Now red rewired, replaced last year in furnished by the Selle the owner or the owner's	Are there any violations of zoning, building codes, or restrictive covenants?  Is the present use of non-conforming use?  Explain:  Is the access to your property via a private road?  Is the access to your property via a public road?  Is the access to your property via a public road?  Is the access to your property via a public road?  Is the access to your property via a public road?  Is the access to your property via a public road?  Is the access to your property via a public road?  Is the access to your property via a public road?  Is the access to your property via a private road?  Is the property subject of via a private road?  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?  In furnished by the Seller, who certifies to the truth thereof, based on the owner or the owner's agent, if any, and the disclosure form may not be accessed to the property via a public road?  Is the property located within one (1) mile of an airport?	Are there any violations of zoning, building codes, or restrictive covenants?    Sthe present use of non-conforming use?	Are there any violations of zoning, building codes, or restrictive covenants?  Is the present use of non-conforming use?  Explain:  Is the access to your property via a private road?  Is the access to your property via a public road?  Is the access to your property via a public road?  Is the access to your property via an easement?  Have you received any notices by any governmental or quasi-governmental agencies affecting this property?  Are there any structural problems with the building?  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?  Is the property in a flood plain?  Do you currently pay for flood insurance?  Does the property on a flood plain?  Is there any threatened or existing litigation regarding the property?  Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?  Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?

DPPORTUNITY