

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 09/30/2025

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.

	None/Not		Not	Do Not		None/Not		N	ot	Do Not
A. APPLIANCES	Included/ Rented	Defective	Defective	Know	C. WATER & SEWER SYSTEM	Included Rented	Defective	Defe		Know
Built-in Vacuum System	122				Cistern	X				
Clothes Dryer	区				Septic Field/Bed _			2	3	
Clothes Washer	2				Hot Tub	3]	
Dishwasher	X				Plumbing			D	•	
Disposal	×				Aerator System	X]	
Freezer	K)				Sump Pump			Į	3	
Gas Grill	X				Irrigation Systems	×			_	
Hood	K				Water Heater/Electric			2	3	
Microwave Oven	区				Water Heater/Gas	M				
Oven		T T	K	П	Water Heater/Solar	Z .			j	
Range		H	- FXI	H	Water Purifier	DR .			_	H
Refrigerator	H	H	X		Water Softener			Ā		
Room Air Conditioner(s)	K	H		H	Well		l ñ	3		l ii
Trash Compactor	×	H	H	H	Septic and Holding Tank/Septic Mound	H			7	H
TV Antenna/Dish	n	H	Ø	H	Geothermal and Heat Pump		H		1	一
Other:	H	H						_		
Other.					Other Sewer System (Explain)	展				
					Swimming Pool & Pool Equipment			[
						- 1/5		Yes	No	Do Not Know
		ΠĒ	ΠĒ	П	Are the structures connected to a p	ublic water s	ystem?	П	K	
B. Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a p					
System	Included/ Rented		Defective	Know	Are there any additions that may re				M	
Air Purifier			П		the sewage disposal system?					
Burglar Alarm		-5-			If yes, have the improvements beer sewage disposal system?	completed on the				
Ceiling Fan(s)	i ii	⊢∺ –	Ø	i ii	Are the improvements connected to a private/community			M		
Garage Door Opener / Controls	H	H	Ø	П	water system?					
Inside Telephone Wiring and Blocks/Jacks				×	Are the improvements connected to sewer system?	Two-way I			B	Do Not
Intercom					D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective		Know
Light Fixtures		70-17				Rented	V12, 3			
Sauna	<u> </u>		×		Attic Fan	赵	<u></u> 5₽			
Smoke/Fire Alarm(s)	<u> </u>		<u> </u>		Central Air Conditioning				X	
Switches and Outlets	<u> </u>	<u> </u>	恩		Hot Water Heat	8				
Vent Fanis)			N N		Furnace Heat/Gas			_	K	
50/100/200 Amp Service			園		Furnace Heat/Electric	区				
(Circle one)			X		Solar House-Heating	圆				
Generator	图	П	П		Woodburning Stove	M				
NOTE: Means a condition ti			bear	" adverse	Fireplace				<u>ci</u>	
effect on the value of the prop					Fireplace Insert	风				
or safety of future occupants or replaced would significant					Air Cleaner	DZ.				
normal life of the premises.	ay anonca	0. 0010.30.	,	UNPOULUG	Humidifier	12		_	$\overline{\Box}$	
					Propane Tank	ア		-		
					Other Heating Source	(F)	П	_	ī	
disclosure form is not a warranty prospective buyer or owner may	by the owner later obtain. At the condition losure by sign	r or the owne At or before s on of the pro	er's agent, if an ettlement, the	ny, and the o owner is red	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 Signature of Buyer	substitute for in the physic	r any inspecti cal condition (ons or v of the p	warrant roperty	ies that th or certify
	ald W	ignes								
Signature of Seller	ald W	ignes			Signature of Buyer					

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ge, if known 5 Years.	YES NO DO NOT KNOW 4, OTHER DISCLOSURES		4. OTHER DISCLOSURES	YES	NO	DO NOT	
4						nan	KNOW
oes the roof leak?		<u>R</u> -		Do structures have aluminum wiring? Are there any foundation problems with the			
there present damage to the roof?		A		structures?	R		
there more than one layer of shingles on the use?		X		Are there any encroachments?		K	
yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?		R	
				Is the present use of non-conforming use? Explain:			
HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
ave there been or are there any hazardous nditions on the property, such as methane is, lead paint, radon gas in house or well, dioactive material, landfill, mineshaft, pansive soil, toxic materials, mold, other plogical contaminants, asbestos insulation, PCB's?			X į				
Is there any contamination caused by the		M		Is the access to your property via a private road?			
anufacture or a controlled substance on the operty that has not been certified as				Is the access to your property via a public road?	R		
decontaminated by an inspector approved under IC 13-14-1-15?	1			Is the access to your property via an easement? Have you received any notices by any		E	
Has there been manufacture of			<u> </u>	governmental or quasi-governmental agencies affecting this property?		区	
ethamphetamine or dumping of waste from e manufacture of methamphetamine in a sidential structure on the property?		K		Are there any structural problems with the building?		K	
plain:				Have any substantial additions or alterations been made without a required building permit?		N	
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?	X		
				Is there any damage due to wind, flood, termites, or rodents?		M	
				Have any structures been treated for wood destroying insects?		K	
				Are the furnace/woodstove/chimney/flue all in working order?	X		
ADDITIONAL COMMENTS AND/OR EXPLANA	ATIONS:			Is the property in a flood plain?		K	
se 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?		81	
				Is there any threatened or existing litigation regarding the property?		K	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		A	
				Is the property located within one (1) mile of an airport?		R	
NOWLEDGE. A disclosure form is not a vispections or warranties that the prospect	warranty by live buyer certify to the	y the own or owner r ne purchas	er or the owne nay later obtai ser at settleme	tiller, who certifies to the truth thereof, based on the six's agent, if any, and the disclosure form may not be not before settlement, the owner is required to cant that the condition of the property is substantially be this Disclosure by signing below.	e used as lisclose a	s a substi ny materia	tute for a al change
gnature of Seller Woneld W	ignes			Signature of Buyer			
gnature of Seller	1			Signature of Buyer			
	of the prop	erty is sub	stantially the s	ame as it was when the Seller's Disclosure form was o	riginally p	rovided to	the Buye
ne Seller hereby certifies that the condition							