

## 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 substant

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 warrantees 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 sollers 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. 7937 525 N Property address (number and street, city, state, and ZIP code) Co W fairbanks. 1. The following are in the conditions indicated: None/Not Not Do Not Do Not A. APPLIANCES Included/ Defective C. WATER & SEWER SYSTEM Defective Included Defective Know Defective Know Rented Rented Built-in Vacuum System Clothes Dryer × Seplic Field/Bed Clothes Washer X X Hot Tub Dishwasher Plumbing X Disposal × Aerator System Freezer Sump Pump Gas Grill ProAine Irrigation Systems Hood Water Heater/Electric Microwave Oven Water Heater/Gas Oven Water Heater/Solar Range Water Purifler Refrigerator Water Softener Room Air Conditioner(s) Well Trash Compactor Septic and Holding Tank/Septic Mound TV Antenna/Dieh Geothermal and Heat Pump Olher: Internet Other Sewer System (Explain) Flooring Dock on Swimming Pool & Pool Equipment Ling form Dining Poom Do Not Yes No F Conist De Know coch+Tablenan None/Not B. Electrical Are the structures connected to a public water system? Rot Do Not Defective Are the structures connected to a public sewer system? X Included/ System Defective Are there any additions that may require improvements to Rented X Air Purifier the sewage disposal system? If yes, have the improvements been completed on the X Burglar Alarm sewage disposal system? Ceiling Fan(s) Are the improvements connected to a private/community X water system? Garage Door Opener / Controls Are the improvements connected to a private/community X Inside Telephone Wiring sewer system? X and Blocks/Jacks D. HEATING & COOLING None/Not Do Not Defective intercom included Defective Х **SYSTEM** Know Light Fixtures Rented 3 Attic Fan Sauna × Central Air Conditioning Smoke/Fire Alarm(s) Hol Water Heat Switches and Outlets Furnace Heal/Gas Vent Fan(s) Furnace Heat/Electric 60/100/200 Amp Service Solar House-Heating (Circle one) Woodburning Stove Generalor X NOTE: Means a condition that would have a significant Defect adverse Fireplace effect on the value of the property, that would significantly impair the health Fireplace Insert or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected Air Cleaner  $\prec$ normal life of the premises. Humidifier Propane Tank Other Healing 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 acknowledge receipt of this Disclosure by signing below Date (mm/dd/yy) Signature of Seller/ Signature of Buyer Date (mm/dd/yy) col lister Signature of Se Date (mm/dd/yy) Signature of Buyer Date (mm/dd/vv) 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) Signature of Seller (at closing) Date (mm/dd/yy)

Date (mm/dd/vv)

Property address (number and street, city, state 793	and ZIP (	code)	Rd 52	SN fairbanks, IN 478	149		
2. ROOF	YES	NO	DO NOT		1	T	DO NOT
Age, if known Years.			KNOW	4. OTHER DISCLOSURES	YES	МО	KNOW
Does the roof leak?		~	1-7-	Do structures have aluminum wiring?			X
Is there present damage to the roof?		X		Are there any foundation problems with the structures?		X	
Is there more than one layer of shingles on the		<del></del>	-	Are there any encroachments?		1	_
house?		X		Are there any violations of zoning, building codes,		100	
If yes, how many layers?				or restrictive covenants?		X	
				is the present use of non-conforming use? Explain:			141
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW			X	
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radloactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X					
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved				Is the access to your property via a private road?		V	
		X		Is the access to your property via a public road?	X	1	
	1	/		Is the access to your property via an easement?		X'	
under IC 13-14-1-15?  Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		1.0		Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
		X		Are there any structural problems with the building?		X	
Explain:				Have any substantial additions or alterations been made without a required building permit?		X	
			1	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?  Have any structures been treated for wood			X
				destroying insects?			X
				Are the furnace/woodstove/chimney/flue all in working order?	X		
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Is the property in a flood plain?		X	
				Do you currently pay for flood insurance?  Does the property contain underground storage		X	
				tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?		X	
				Is there any threatened or existing litigation regarding the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
				Is the property located within one (1) mile of an airport?		X	
NOUNTEDGE: A disclosure form is not a war nespections or warrantles that the prospective he physical condition of the property or cert fisclosure form was provided. Seller and Purci	ranty by t buyer or Ify to the	the owner owner make purchase eby ackno	or the owner's ay later obtain. Ir at settlement owledge receipt		aa baau e	a substiti	ute for any
Contractive of Seller to		Date (	mm/dd/yy) 4/20/20AD	Signature of Buyer		Date (mm.	/dd/yy)
ignature of Seller Date (mm/dd/yy)					Date (mm		
he Seller hereby certifies that the condition of t	he proper			ne as it was when the Seller's Disclosure form was or	iginally pr	ovided to t	he Buyer.
Signature of Seller (at closing)			mm/dd/yy)	Signature of Seller (at closing)		Date (mm	



FORM #03.

