

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 warrant net 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 esfate.

Property address (number and street, city, state, and ZIP code) 6898 N Clinton St. Terre Hauty IN

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	N Defe	ot ctive	Do Not Know	
Built-in Vacuum System	1				Cistern						
Clothes Dryer			/		Septic Field/Bed						
Clothes Washer			1		Hot Tub						
Dishwasher			1		Plumbing						
Disposal					Aerator System	1					
Freezer			/		Sump Pump						
Gas Grill					Irrigation Systems						
Hood	1./				Water Heater/Electric			J			
Microwave Oven	 		1		Water Heater/Gas	J.					
Oven					Water Heater/Solar	1					
Range FICC			1		Water Purifier						
Refrigerator 6 mos.			1		Water Softener				/_		
Room Air Conditioner(s)					Well				7		
Trash Compactor					Septic and Holding Tank/Septic Mound						
TV Antenna/Dish			1		Geothermal and Heat Pump			٠,			
Other:					Other Sewer System (Explain)	1					
					Swimming Pool & Pool Equipment	1				Do Net	
								Yes	No	Do Not Know	
					Are the structures connected to a pu	ublic water sy	/stem?		/		
B. Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a public sewer system?						
System	Included/ Rented		Defective	Know	Are there any additions that may rec the sewage disposal system?	quire improve	ements to		1		
Air Purifier					If yes, have the improvements been	completed o	in the		1		
Burglar Alarm					sewage disposal system?				V		
Ceiling Fan(s)			/		Are the improvements connected to water system?	a private/cor	nmunity		./		
Garage Door Opener / Controls					Are the improvements connected to	a private/cor	nmunity		./		
Inside Telephone Wiring and Blocks/Jacks	1				sewer system? D. HEATING & COOLING	None/Not	Not Defective		ot	Do Not	
Intercom					SYSTEM	Included Rented		Defe	ctive	Know	
Light Fixtures					Attic Fan	./					
Sauna					Central Air Conditioning			١.	/		
Smoke/Fire Alarm(s)					Hot Water Heat						
Switches and Outlets					Furnace Heal/Gas	1					
Vent Fan(s)	1				Furnace Heat/Electric GEO	-					
60/100/200 Amp Service					Solar House-Heating	-/		_			
(Circle one) Generator					Woodburning Stove	-/		_			
NOTE: Means a condition th	ot would be	vo a cianifi	cant"Defect"	adverse	Fireplace				/		
effect on the value of the prop	erty, that wou	ıld significar	itly impair th	e health	Fireplace Insert			_			
or safety of future occupants of	of the propert	y, or that if r	ot repaired,	removed	Air Cleaner	1					
or replaced would significan normal life of the premises.	tiy snorten (or adversely	aneci ine	expected					/		
					Humidifier Page 7						
					Propane Tank	-		 			
					Other Heating Source	the Calledon	CUBDENT A	THAL	NOW	EDGE A	
disclosure form is not a warranty	by the owner later obtain. A t the conditio	or the owner t or before se n of the prop	's agent, if an	y, and the d owner is red	certifies to the truth thereof, based on isclosure form may not be used as a si uired to disclose any material change i same as it was when the disclosure	n the physica	any inspection o	f the pro	pperty of urchas	or certify to ser hereby	
Classifier of Calles	Brown		Date (m) 5/14/	2623)	Signature of Buyer				e (mm/		
Signature of Seller 28907500E8AS4F1 Date (mm/dd/yy)					Signature of Buyer				Date (mm/dd/yy)		
The Seller hereby certifies that the	condition of the	he property is	substantially	the same as	it was when the Seller's Disclosure form Signature of Seller (at closing)	was originali	y provided to	the Buy	er. e (mm/	evinion.	

Property address (number and street, city, state 6898 N Cui			Terre H	laute, IN		EA	STHO		
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT		
Age, if known 12 Years.						-	RNOW		
Does the roof leak?		\int		Do structures have aluminum wiring? Are there any foundation problems with the			/		
Is there present damage to the roof?		1		structures?			✓		
Is there more than one layer of shingles on the				Are there any encroachments?		V			
house?				Are there any violations of zoning, building codes, or restrictive covenants?		/			
If yes, how many layers?				Is the present use of non-conforming use?		<u> </u>			
				Explain:					
3. HAZARDOUS 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?		/							
Is there any contamination caused by the				Is the access to your property via a private road?	V.				
manufacture or a controlled substance on the				Is the access to your property via a public road?	J				
property that has not been certified as decontaminated by an inspector approved		₩/		Is the access to your property via an easement?		V			
under IC 13-14-1-15? Has there been manufacture of		,		Have you received any notices by any 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?		$\sqrt{}$		Are there any structural problems with the building?			/		
Explain:				Have any substantial additions or alterations been made without a required building permit?		1			
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		/			
N/A				Is there any damage due to wind, flood, termites, or rodents?					
17/14				Have any structures been treated for wood destroying insects?	/				
				Are the furnace/woodstove/chimney/flue all in working order?	✓				
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:				Is the property in a flood plain?		1			
Use additional pages, if necessary)				Do you currently pay for flood insurance?		1			
		1		Does the property contain underground storage tank(s)?		✓			
The Real Esta	ate 1	and	,,	Is the homeowner a licensed real estate salesperson or broker?		√			
Improvements are being sold				Is there any threatened or existing litigation regarding the property?		V			
				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?	$\sqrt{}$				
KNOWLEDGE. A disclosure form is not a wa	arranty by re buyer or rtify to the	the owner me owner me	r or the owner ay later obtain er at settlemen	ler, who certifies to the truth thereof, based on the sagent, if any, and the disclosure form may not be. At or before settlement, the owner is required to do to the the condition of the property is substantially the fits Disclosure by signing below.	e used a lisclose a	s a substí ny materia	tute for an al change i		
Signature of Seller Coccusioned by:	5.,0001 HG		(72623 ^{y)}	Signature of Buyer			Date (mm/dd/yy)		
John S. Brown Signature of Seller 28907500E8A54F1			/ 2023 (mm/dd/yy)	Signature of Buyer			Date (mm/dd/yy)		
				ne as it was when the Seller's Disclosure form was ori	olmall	wided to 11	a Russe		
		the im much	eastially the car	no se it was when the Seller's Disclosure torm was off	uinally pro	vided to ti	ie buyer.		



FORM #03.