

## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Date (month, day, year) 7-25

State Form 46234 (R6/6-14)

Nota: 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 consistence 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 appent, 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 st			de)		14966 S State Road	59, Jasonvil	le, IN			
1. The following are in the conditi	ons indicated							-		
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	1				Cistem	~				
Clothes Dryer	~				Septic Field/Bed			-		
Clothes Washer	V				Hot Tub	~				
Dishwasher			- 2	V	Plumbing			<u></u>		
Disposal	~			Aerator System						
Freezer					Sump Pump		L			
Gas Grill					Irrigation Systems					
Hood			1		Water Heater/Electric			L-		
Microwave Oven	•		1		Water Heater/Gas					
Oven	L				Water Heater/Solar					
Range			-		Water Purifier					
Refrigerator					Water Softener					
Room Air Conditioner(s) 2	•			~	Well					
Trash Compactor					Septicand Holding Tank/Septic Mound					
TV Antenna/Dish					Geothermal and Heat Pump					
Other:					Other Sewer System (Explain)	V				
					Swimming Pool & Pool Equipment					
								Yes	No	Do Nat Know
					Are the structures connected to a p	ublic water s	/stem?	V		TATION
B. Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a p					
System	Included/ Rented	Delective	Defective	Know	Are there any additions that may red					
Air Purifier	Kentusa				the sewage disposal system?				-	
Burglar Alarm	-				If yes, have the improvements been completed on the sewage disposal system?					
Ceiling Fan(s)			1	-	Are the improvements connected to a private/community					
Garage Door Opener / Controls					water system?  Are the improvements connected to a private/community				-	
Inside Telephone Winng					Are the improvements connected to sewer system?	a private/cor	nmunity			
and Blocks/Jacks			.9		D. HEATING & COOLING	None/Not	Defective	Not		Do Not
Intercom	V				SYSTEM Included Rented		Date	ctive	Know	
Light Fixtures			レ		Attic Fan	-				
Sauna	-				Central Air Conditioning		-	•	9.	
Smoke/Fire Alarm(s)			1-		Hot Water Heat			_		
Switches and Outlets					Furnace Heat/Gas		V			
Vent Fan(s)	~				Furnace Heat/Electric					
60/100/200 Amp Service (Circle one)			-		Solar House-Healing					
Generator	<u></u>				Woodburning Stove			L		
NOTE: Means a condition the	_	ve a signific	cant"Defect"	adverse	Fireplace	L				
effect on the value of the property, that would significantly impair the health					Fireplace Insert	レ				
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	L-					
normal life of the premises.	iy shorten i	or adversery	ancer me	expedica	Humidifier					
					Propane Tank Leases			L		
Other Heating Source										
disclosure form is not a warranty prospective buyer or owner may l the purchaser at settlement that	by the owner ater obtain. A the conditio	r or the owner It or before se n of the prop	's agent, if an ttlement, the	ly, and the d owner is req	certifies to the truth thereof, based on isclosure form may not be used as a s uired to disclose any material change same as it was when the disclosure	ubstitute for in the physic:	any Inspectional condition o	ns or w f the pro	arrantle operty o	s that the or certify to
Signature of Seller	scknowledge receipt of this Disclosure by signing below.  Signallyre of Seller Date (mm/dd/yy)			Signature of Buyer				Date (mm/dd/yy)		
Signature of Seller Ban				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	was originall	y provided to	the Buy	er.	
		n/dd/yy)	Signature of Seller (at closing)			Dal	Dale (mm/dd/yy)			

Johnny Swalls Auction Inc, 111 W. Main St Farmersburg IN 47850

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2 8005	*		DO NOT	\Ua	d 59, Jasonville, IN				
2. ROOF  Age, if known 2 9 Years	YES	NO	KNOW	4	4. OTHER DISCLOSURES	YES	NO	9	
Age, if known Years	V			1	Do structures have aluminum wiring?				
Does the roof leak?					Are there any foundation problems with the			$\vdash$	
Is there present damage to the roof?			V		structures?			L	
Is there more than one layer of shingles on the		V		7	Are there any encroachments?		V		
house?  If yes, how many layers?				+	Are there any violations of zoning, building codes, or restrictive covenants?		/		
in yes, now many layers:				4	Is the present use of non-conforming use?			$\vdash$	
				4	Explain:				
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				V		
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?		e	V						
In these any contemination any and by the				1	Is the access to your property via a private road?		V		
Is there any contamination caused by the manufacture or a controlled substance on the		/			Is the access to your property via a public road?	V			
property that has not been certified as decontaminated by an inspector approved					Is the access to your property via an easement?		-		
under IC 13-14-1-15?				ı	Have you received any notices by any				
Has there been manufacture of		1		1	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?					Are there any structural problems with the building?				
	/ ~	/		1	Have any substantial additions or allerations been made without a required building permit?		V		
There is no further.					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?		<u>ب</u>		
					Are the fumace/woodstove/chimney/flue all in working order?	30	V		
E. ADDITIONAL COMMENTS AND/OR EXPLANAT	IONS:				Is the property in a flood plain?		V		
(Use additional pages, if necessary)					Do you currently pay for flood insurance?				
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)  Right of mean additional 20 yr or Islan part.  The Real Cultation AS 15."					Does the property contain underground storage tank(s)?		<u></u>		
					Is the homeowner a licensed real estate salesperson or broker?				
					Is there any threatened or existing litigation regarding the property?		L		
					Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		اسا		
					Is the property located within one (1) mile of an airport?		v		
KNOWLEDGE. A disclosure form is not a wainspections or warranties that the prospective the physical condition of the property or ce disclosure form was provided. Seller and Pur	arranty by re buyer o rtify to th	the owne or owner m e purchase ereby ackn	r or the own ay later obta er at settlem owledge rece	er's In. ent ipt	r, who certifies to the truth thereof, based on t agent, if any, and the disclosure form may not At or before settlement, the owner is required to that the condition of the property is substantiall of this Disclosure by signing below.	oe used as disclose a	s a substit ny materia e as it wa	tute if ch is w	
Signature of Seller		Date	(mm/dd/yy) 2	5	Signature of Buyer		Date (mn	v∕dd	
Signature of Seller Date (mm/dd/yy)					Signature of Buyer			Date (mm/dd/	
The Seller hereby certifies that the condition of Signature of Seller (at closing)	the prope		tantially the s.	ame	e as it was when the Seller's Disclosure form was ori Signature of Seller (at closing)	ginally pro	vided to th Date (mn		
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FORM #03.	