



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R6/6-14)

Date (month, day, year)
3/13/2023

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.

Property address (number and street, city, state, and ZIP code)

1. The following are in the conditions indicated:

A. APPLIANCES					C. WATER & SEWER SYSTEM							
None/Not Included/Rented	Defective	Not Defective	Do Not Know	None/Not Included/Rented	Defective	Not Defective	Do Not Know					
			✓	Cistern								
		2018		Septic Field/Bed								
		2018		Hot Tub			2018					
		2018		Plumbing			✓					
		✓		Aerator System								
		✓		Sump Pump			2015					
		2022		Irrigation Systems								
		✓		Water Heater/Electric								
		✓		Water Heater/Gas Tankless			2015					
		✓		Water Heater/Solar								
		✓		Water Purifier								
		✗		Water Softener			2015					
✓				Well								
		✓		Septic and Holding Tank/Septic Mound			2020					
✓				Geothermal and Heat Pump								
				Other Sewer System (Explain)								
				Swimming Pool & Pool Equipment								
								Yes	No	Do Not Know		
					Are the structures connected to a public water system?					✓		
					Are the structures connected to a public sewer system?					✓		
					Are there any additions that may require improvements to the sewage disposal system?						✓	
					If yes, have the improvements been completed on the sewage disposal system?							
					Are the improvements connected to a private/community water system?						✓	
					Are the improvements connected to a private/community sewer system?						✓	
B. Electrical System					D. HEATING & COOLING SYSTEM							
None/Not Included/Rented	Defective	Not Defective	Do Not Know	None/Not Included/Rented	Defective	Not Defective	Do Not Know					
				Attic Fan								
✓				Central Air Conditioning			2017					
✓				Hot Water Heat								
		✓		Furnace Heat/Gas			2017					
				Furnace Heat/Electric								
				Solar House-Heating								
				Woodburning Stove								
				Fireplace			✓					
				Fireplace Insert			✓					
				Air Cleaner								
				Humidifier			2017					
				Propane Tank								
				Other Heating Source								

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	<i>3/13/23</i>		
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)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known _____ Years.			
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		2018	
If yes, how many layers?			

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 manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved 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?		✓	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

★ Refrigerator works but the ice maker does not. The water spout does work.

★ In 2016, we waterproofed both crawl spaces and placed a moisture reducing system under both homes.

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			✓
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
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 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?		2016*	
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 contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate salesperson or broker?		✓	
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 located within one (1) mile of an airport?		✓	

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Signature of Seller <i>Michael S. Hall</i>	Date (mm/dd/yy) 13 MAR 2023	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 3/13/23	Signature of Buyer	Date (mm/dd/yy)
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)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.

