## Date (month, day, year)



## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure 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 petween 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 petween the purper and the owner, Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the

Property address (number and street, city, sta	ate, and ZIP co	VOILITY.	MANCE	ie sicie	, +10 76762					
The following are in the condition     A. APPLIANCES	None/Not Included/		Not Defective	Do Not Know	C. WATER & SEWER SYSTEM   None/Not Included/ Rented		Defective	No Defe		Do Not Know
Built-in Vacuum System	Rented		,		Cistern	1				
Clothes Dryer		Sign Co.	V		Septic Field / Bed	1				
Clothes Washer	V				Hot Tub	V			/	
Dishwasher	1/				Plumbing		V			
	-	1/			Aerator System			/		
Disposal Freezer			./		Sump Pump			V		
Gas Grill			/		Irrigation Systems	1			~	
			1		Water Heater / Electric	V		1		
Hood			1/		Water Heater / Gas				/	
Microwave Oven			1/		Water Heater / Solar	-				
Oven			1/		Water Purifier					
Range	-		1/		Water Softener			L		
Refrigerator	-		/		Well	/				
Room Air Conditioner(s)	1	7			Septic & Holding Tank/Septic Mound	1/			sacration of	
Trash Compactor	1				Geothermal and Heat Pump	V			-	
TV Antenna / Dish	-				Other Sewer System (Explain)	/	1000		1.4.4.0	
Other:			-		Swimming Pool & Pool Equipment	./				100
	-				Swilling 1 cord 1 co. Equipment					Do Not
					· 新一种 以			Yes	No	Know
					Are the structures connected to a publ	ic water sy	stem?	V		
					Are the structures connected to a publ	ic sewer sy	stem?	~	1	
B. ELECTRICAL SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	Are there any additions that may requit to the sewage disposal system?				V	
Air Purifier	V				If yes, have the improvements been co sewage disposal system?	mpieted or	i tile		0	
Burglar Alarm	V		,		Are the improvements connected to a	private/con	nmunity		/	
Ceiling Fan(s)	V		V		water system?  Are the improvements connected to a private/community					
Garage Door Opener / Controls	15 10 10 10		V	1	sewer system?	private/con	minumey		1	
Inside Telephone Wiring and Blocks / Jacks	,		/		D. HEATING & COOLING SYSTEM Rented Re			lot	Do Not Know	
Intercom	V		/		Attic Fan	Kented			/	
Light Fixtures	1		1		Central Air Conditioning	ir Conditioning		-	-	
Sauna	V		,		Hot Water Heat		VE SAME	L	/	
Smoke / Fire Alarm(s)			V.		Furnace Heat / Gas	1	2113			
Switches and Outlets					Furnace Heat / Electric	V				
Vent Fan(s)			V		Solar House-Heating	1/			AND THE CAN	
60 /100 / 200 Amp Service			./		Woodburning Stove	1/1				1,315
(Circle one)			-		Fireplace	1		1	333	
Generator	V				Fireplace Insert	1				
NOTE: "Defect" means a condition t	hat would h	ave a signi	ficant adve	rse effect	Air Cleaner	V				
on the value of the property, that wo	uld significa	intly impair	r the health	or safety	Humidifier	1				
of future occupants of the property, would significantly shorten or adve	or that if not	repaired,	removed or	replaced	Propane Tank	1	1		THE ST	
would significantly shorten or adve	rsely affect	tne expect	ed normai i	ne or the	Other Heating Source	1./				
						nof base	d on the	Sollo	r'e C	IPPEN"
premises.			een turnis	ned by the	Seller, who certifies to the truth the	disclosure	form ma	v not	he	sed as
The information contained in the ACTUAL KNOWLEDGE. A disclessibility of any inspections or any material change in the physics same as it was when the discless	warranties t	is not a vehat the property of the provided was provided to the provided to th	ospective la roperty or o vided. Sel	ouyer or ov	vner may later obtain. At or before settle e purchaser at settlement that the cond irchaser hereby acknowledge receipt	ition of the	property	is su	bstar	tially the
The information contained in the ACTUAL KNOWLEDGE. A disclessibility for any inspections or value of the physician contained in t	warranties t	hat the pr	ospective la roperty or o vided. Sel	ouyer or ov	oner may later obtain. At or before settle purchaser at settlement that the cond	ition of the	property isclosure	is su	bstar	tially the
The information contained in the ACTUAL KNOWLEDGE. A discless substitute for any inspections or any material change in the physic same as it was when the disclessinature of Seller	osure form warranties to cal condition osure form	is not a vehat the property of the property was proved bate (min	varranty by ospective is roperty or covided. Sel	the owner or overtify to the ler and Pu	e purchaser at settlement that the condurchaser hereby acknowledge receipt  Signature of Buyer  Signature of Buyer	ition of the	e property isclosure Date (mm/d	is su by s (d/yy)	bstar	tially the
The information contained in the ACTUAL KNOWLEDGE. A discless substitute for any inspections or any material change in the physic same as it was when the disclessinature of Seller	osure form warranties to cal condition osure form	is not a vehat the property of the property was proved bate (min	varranty by ospective is roperty or covided. Sel	the owner or overtify to the ler and Pu	wher may later obtain. At or before settle e purchaser at settlement that the cond irchaser hereby acknowledge receipt Signature of Buyer	form was o	e property isclosure Date (mm/d	is suby s	bstar	tially the

	<sup>ode)</sup> 40			1 Dr., North Manchester			DO NOT
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	KNOW
Age, if known: Years.				Do structures have aluminum wiring?		X	
1.90,		1		Are there any foundation problems with the structures?		X	
Does the roof leak?		X	-	Are there any encroachments?		X	
Is there present damage to the roof?  Is there more than one layer of shingles		-		Are there any violations of zoning,		X	
on the house?		Х		building codes, or restrictive covenants?  Is the present use a non-conforming use?		ı	
If yes, how many layers?				Explain:			
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, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X			0	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		X		Is the access to your property via a			
Has there been manufacture of		1/		Is the access to your property via a private road?		X	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Is the access to your property via a public road?		X	
Explain:				Is the access to your property via an easement?		X	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	1
				Are there any structural problems with the building?		X	
				Have any substantial additions or alterations been made without a required building permit?		X	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	NS:		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?		X	
				Have any structures been treated for wood destroying insects?		X	
				Are the furnace/woodstove/chimney/flue all in working order?	X	,	
				Is the property in a flood plain?		X	
				Do you currently pay flood insurance?	- /	X	
				Does the property contain underground storage 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	
ACTUAL KNOWLEDGE. A disclosure form i a substitute for any inspections or warrant to disclose any material change in the phys is substantially the same as it was when the signing below.	s not a wiles that the	arranty be prosp	ective buyer the property	Seller, who certifies to the truth thereof, base or or the owner's agent, if any, and the disclosur or owner may later obtain. At or before settle or certify to the purchaser at settlement that the d. Seller and Purchaser hereby acknowledge in	re form n ment, the he condit receipt of	owner is ion of the this Disc	e used as required property
Signature of Seller Mur	Date (mm	1/dd/sy)		Signature of Buyer	Date (mm/	(dd/yy)	
Signature of Seller Rose	Date (mm	01 2	1	Signature of Buyer	Date (mm/		
The Seller hereby certifies that the condition of the	ne propert	y is substa	antially the sa	me as it was when the Seller's Disclosure form was			the Buyer
Signature of Seller (at closing)	Date (mm	n/dd/yy)		Signature of Seller (at closing)	Date (mm/	(dd/yy)	



260-982-0238

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## **Average Utilities**

•	Company	Average Amount			
Gas	N.0900	\$ 12500			
Electric	Duke	\$ 7500			
Water	North Manchester Utilities	\$ 7500			
Other	NA	\$			
ноа	MA	\$			