

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 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 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

known physical condition of the pro accepted for the sale of the real es	perty. An o	wner must	complete	and sign th	ne disclosure form and submit the form to	a prospec	tive buyer	befor	e an	offer is	
Property address (number and street, city, sta 1332 MAPLE	ate, and ZIP o	ode)			46807						
1. The following are in the condition				,							
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	No Defe		Do Not Know	
Built-in Vacuum System	X				Cistern	X					
Clothes Dryer	X				Septic Field / Bed	X		7			
Clothes Washer	X				Hot Tub	X					
Dishwasher	X				Plumbing					X	
Disposal	X				Aerator System	X					
Freezer	X				Sump Pump	1				×	
Gas Grill	1 ×				Irrigation Systems	Y					
Hood	X				Water Heater / Electric	1					
Microwave Oven	X				Water Heater / Gas					X	
Oven	V				Water Heater / Solar	X					
Range	×				Water Purifier	X					
Refrigerator	T X				Water Softener	×					
Room Air Conditioner(s)	1			X	Well	X					
Trash Compactor				×	Septic & Holding Tank/Septic Mound	X					
TV Antenna / Dish				V	Geothermal and Heat Pump	X					
Other:				Y	Other Sewer System (Explain)					X	
- Caron					Swimming Pool & Pool Equipment	V					
					Comming Condition Equipment					Do Not	
								Yes	No	Know	
					Are the structures connected to a publi	ic water sy	stem?	X			
					Are the structures connected to a publi	ic sewer sy	stem?	X			
B. ELECTRICAL SYSTEM	None/Not Included/	Defective	Not Defective	Do Not	Are there any additions that may requir	e improve	nents			X	
B. ELECTRICAL STSTEM	Rented	Derective	Defective	Know	to the sewage disposal system?	mulated an	Alex			/	
Air Purifier	X				If yes, have the improvements been con sewage disposal system?	inpieted on	trie			X	
Burglar Alarm	>				Are the improvements connected to a p	rivate/com	munity			X	
Ceiling Fan(s)				×	water system? Are the improvements connected to a province of the improvement connected to a	rivatalcom	munitu			(
Garage Door Opener / Controls			X		sewer system?	nivate/con	inumity			X	
Inside Telephone Wiring and Blocks / Jacks				X	D. HEATING & COOLING SYSTEM	COOLING SYSTEM None/Not Included/ Rented Defective		No Defe		Do Not Know	
Intercom	X				Attic Fan	Nemeu				×	
Light Fixtures				X	Central Air Conditioning					X	
Sauna	X				Hot Water Heat					X	
Smoke / Fire Alarm(s)				X	Furnace Heat / Gas					×	
Switches and Outlets				X	Furnace Heat / Electric	X					
Vent Fan(s)				X	Solar House-Heating	X					
60 / 100 / 200 Amp Service				x	Woodburning Stove	X					
(Circle one)					Fireplace	X					
Generator	X				Fireplace Insert	$\hat{\mathbf{x}}$					
NOTE: "Defect" means a condition the					Air Cleaner	X					
on the value of the property, that wou					Humidifier	×					
of future occupants of the property, or would significantly shorten or advers					Propane Tank	X					
premises.	ery affect th	ie exhecte	u normai ii	le of the	Other Heating Source	X					
	Diselect	ro boo bo	on furnish	ad by the		/	l on the C	aller	20 01	IDDENT	
ACTUAL KNOWLEDGE. A disclos substitute for any inspections or warry material change in the physica	sure form in arranties the I condition	s not a wa at the pro of the pro	arranty by spective be operty or co	the owner uyer or ow ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the d ner may later obtain. At or before settler purchaser at settlement that the condit rchaser hereby acknowledge receipt of	isclosure nent, the c ion of the	form may owner is re property i	not lequire	be used to destant	sed as a disclose tially the	
Signature of Seller	lan	Date (mm/		2021	Signature of Buyer	D	ate (mm/dd	(yy)			
Signature of Seller	esur	Date (mm/		102/	Signature of Buyer Date (mm/dd/y)			(3/3/)	NY)		
The Seller hereby certifies that the cor	ndition of th	e property	is substant	ially the sa	me as it was when the Seller's Disclosure for	orm was or	iginally pro	video	to th	e Buver	
Signature of Seller (at closing)		Date (mm/			Signature of Seller (at closing)		Date (mm/do			,,	

1332 MAPLE, FORT		NO	DO NOT	46807			DO NOT
2. ROOF	YES	NO	KNOW	4. OTHER DISCLOSURES	YES	NO	KNOW
Age, if known: Years.	Do structures have aluminum wiring?		9			X	
Does the roof leak?			X	Are there any foundation problems with the structures?			X
Is there present damage to the roof?			$\frac{1}{x}$	Are there any encroachments?			X
Is there more than one layer of shingles			×	Are there any violations of zoning, building codes, or restrictive covenants?			X
on the house?				Is the present use a non-conforming use?	-		-
If yes, how many layers?				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 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				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
				Are there any structural problems with the building?			X
				Have any substantial additions or alterations been made without a required building permit?			×
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	IS:		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?			*
				Do you currently pay flood insurance?			
				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?	9	X	
				Is the property located within one (1) mile of an airport?		X	
ACTUAL KNOWLEDGE. A disclosure form is a substitute for any inspections or warranti to disclose any material change in the physis substantially the same as it was when the signing below.	s not a wa es that th ical cond disclosu	arranty b ne prospe lition of the ure form	y the owner ective buyer he property	Seller, who certifies to the truth thereof, base r 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 the settlement that the	re form m ment, the he conditi receipt of	ay not be owner is on of the this Discl	used as required property
Signature of Seller Lew Wallsan	Date (mm	Idd yar	2021	Signature of Buyer Date (mm/dd/yy)			
Signature of Seller Date (mrh/dd/yy)			Signature of Buyer	Date (mm/dd/yy)			
The Seller hereby certifies that the condition of the	e property	/ is substa	ntially the sa	me as it was when the Seller's Disclosure form was	originally p	rovided to	the Buyer.
Signature of Seller (at closing) Date (mm/dd/yy) Signature of Seller (at closing) Date (mm/dd/yy)							



Average Utilities

•	Company	Average Amount			
Gas	Repsco	\$	61.00		
Electric _	Indiana Michigan Power	\$	65.00		
Water	aty Utilities	\$	54.00		
Other		\$			
ноа		\$			