

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

[(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 subs ances 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:

6247 Silver Leaf Drive, Zionsville, IN 46077

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A. APPLIANCES	Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	Included Rented	Defective		ot ective	Do Not Know
Built-in Vacuum System	X				Cistern	×				
Clothes Dryer			X		Septic Field/Bed	入				
Clothes Washer			X		Hot Tub	X				
Dishwasher			X		Plumbing			X		
Disposal			X		Aerator System	N				
Freezer	×				Sump Pump	X				
Gas Grill	\times				Irrigation Systems	X				
Hood	X				Water Heater/Electric	×				
Microwave Oven			X		Water Heater/Gas			X		
Oven			\times		Water Heater/Solar	X				
Range	X				Water Purifier	X				
Refrigerator			×		Water Softener ~ Could			X		
Room Air Conditioner(s)	×				Well	X				
Trash Compactor	×				Septic and Holding Tank/Septic Mound	3				
TV Antenna/Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)	×				
					Swimming Pool & Pool Equipment	×				
								Yes	No	Do Not Know
					Are the structures connected to a po	ublic water sy	ystem?			
B. Electrical System	None/Not Included/	Defective	Not Defective	Do Not Know	Are the structures connected to a po	oublic sewer system?				
	Rented		Delective	Kilow	Are there any additions that may require improvements		ements to			
Air Purifier	X				the sewage disposal system? If yes, have the improvements been	psal system? mprovements been completed on the			\vdash	
Burglar Alarm	X				sewage disposal system?					
Ceiling Fan(s)			×		Are the improvements connected to a private/community water system?					
Garage Door Opener / Controls			X		1. (150000.11) 13. Professionals	a privata/aa	mmunity	_	\vdash	
Inside Telephone Wiring					Are the improvements connected to a private/community				1 !	

D. HEATING & COOLING

Central Air Conditioning

SYSTEM

Attic Fan

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.

M

×

X

X

×

Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove Fireplace	
Furnace Heat/Electric Solar House-Heating Woodburning Stove	
Solar House-Heating X Woodburning Stove X	<
Woodburning Stove	
Fireplace >	
	<
Fireplace Insert	
Air Cleaner	
Humidifier ×	
Propane Tank	
Other Heating Source	

None/Not

Included

Rented

Defective

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) 4-2-24	Signature of Buyer	Date (mm/dd/yy)					
Signature of Seller Scelle	Date (mm/dd/yy)	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)					

Do Not

Know

Not

Defective

×

and Blocks/Jacks

Smoke/Fire Alarm(s) Switches and Outlets

60/100/200 Amp Service

Intercom

Sauna

Light Fixtures

Vent Fan(s)

(Circle one) Generator

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2. ROOF 2014	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW		
Age, if known Years.	-			Do structures have aluminum wiring?		X			
Does the roof leak?		×		Are there any foundation problems with the structures?		X			
Is there present damage to the roof?		X		Are there any encroachments?		X			
Is there more than one layer of shingles on the house?		X		Are there any violations of zoning, building codes,					
If yes, how many layers?				or restrictive covenants? Is the present use of non-conforming use?		X			
				Explain:					
3. HAZARDOUS CONDITIONS	YES	ИО	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?		X							
Is there any contamination caused by the				Is the access to your property via a private road?		χ			
manufacture or a controlled substance on the				Is the access to your property via a public road?	X	, ·			
property that has not been certified as decontaminated by an inspector approved		X		Is the access to your property via an easement?		×			
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?		X			
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		χ		Are there any structural problems with the building?		<			
Explain:				Have any substantial additions or alterations been made without a required building permit?		X			
				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?		×			
				Have any structures been treated for wood destroying insects?		×			
				Are the furnace/woodstove/chimney/flue all in working order?	X				
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:				Is the property in a flood plain?		×			
(Use additional pages, if necessary)				Do you currently pay for flood insurance?		Χ.			
				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?		×			
KNOWLEDGE. A disclosure form is not a war inspections or warranties that the prospective	ranty by buyer or ify to the	the owner owner m purchase	r or the owner's ay later obtain. er at settlement	r, who certifies to the truth thereof, based on the agent, if any, and the disclosure form may not be active settlement, the owner is required to a that the condition of the property is substantially of this Disclosure by signing below.	e used as lisclose a	s a substit ny materia	ute for any I change in		
Signature of Seller Date (mm/dd/yy)			(mm/dd/yy)	Signature of Buyer			Date (mm/dd/yy)		
(Signature of Seffer			(mth/dd/yy)	Signature of Buyer		Date (mm/dd/yy)			
				ne as it was when the Seller's Disclosure form was originally					
Signature of Seller (at closing)			(mm/dd/yy)	Signature of Seller (at closing)		Date (mn	n/dd/yy)		



FORM #03.

