

## 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 disclosure of contamination related to controlled substances or methamphetarmine 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) 5997 Hollythorn Place

Carmel

rn 46033

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective		lot ective	Do Not Know
Built-in Vacuum System	Х				Cistern	Х				
Clothes Dryer	Х				Septic Field/Bed	X				
Clothes Washer	Х				Hot Tub	Х				
Dishwasher			Х		Plumbing			2	X	
Disposal			Х		Aerator System	Х				
Freezer			Х		Sump Pump				X	
Gas Grill	Х				Irrigation Systems	Х				
Hood			Х		Water Heater/Electric	Х				
Microwave Oven			Х		Water Heater/Gas				X	
Oven			Х		Water Heater/Solar	Х				
Range			Х		Water Purifier	Х				
Refrigerator			Х		Water Softener			1	X	
Room Air Conditioner(s)	Х				Well	Х				
Trash Compactor	Х				Septic and Holding Tank/Septic Mound	Х				
TV Antenna/Dish	Х				Geothermal and Heat Pump	Х				
Other:					Other Sewer System (Explain)					
					, , ,	Х				
					Swimming Pool & Pool Equipment	Χ				
							-	Yes	No	Do Not Know
					Are the structures connected to a pi	ublic water sv	vstem?	Х		Tulow
B. Electrical	None/Not Defective		Not	Do Not	Are the structures connected to a pi		<u> </u>	X		
System	Included/ Rented		Defective	Know	Are there any additions that may red	1 7 1		x		
Air Purifier	Х				the sewage disposal system?  If yes, have the improvements been	completed on the			<del>                                     </del>	
Burglar Alarm			Х		sewage disposal system?	i completed c		Х		
Ceiling Fan(s)			X		Are the improvements connected to	a private/co		X		
Garage Door Opener / Controls			X		water system?  Are the improvements connected to	a privata/aa			-	
Inside Telephone Wiring and Blocks/Jacks			х		sewer system?  D. HEATING & COOLING	None/Net			X	Do Not
Intercom	Х				SYSTEM	Included Rented	Defective		ective	Know
Light Fixtures			X		Attic Fan	X				
Sauna	Х				Central Air Conditioning				X	
Smoke/Fire Alarm(s)			Х		Hot Water Heat				<u>^</u>	
Switches and Outlets			Х		Furnace Heat/Gas				<u>^</u>	
Vent Fan(s)			Х		Furnace Heat/Electric	Х		-		
60/100/200 Amp Service (Circle one)				Х	Solar House-Heating	Х				
Generator	Х				Woodburning Stove	Х				
NOTE: Means a condition that would have a significant "Defect" adverse				Fireplace				X		
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.					Fireplace Insert				X	
					Air Cleaner	Х				
							<u> </u>			
normal life of the premises.					Humidifier			l .	Λ.	
normal life of the premises.					Humidifier Propane Tank	Х			X	

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 Juffry Clan Leun	Dety 1/37/2002/5	Ogignature of Buyer	Date (mm/dd/yy)						
Signature of Seller Deale a Marie Seller	., .,	D 8 ig ing gur ၉-၅f Puyer	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)						

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Property address (number and street, city, state, and ZIP code) 5997 Hollythorn Place Carmel IN46033 2. ROOF DO NOT YES DO NOT KNOW 4. OTHER DISCLOSURES VES NΩ KNOW Age, if known 12 Χ Do structures have aluminum wiring? Х Does the roof leak? Χ Are there any foundation problems with the Χ X structures? Is there present damage to the roof? Are there any encroachments? Х Is there more than one layer of shingles on the Χ house? Are there any violations of zoning, building codes, X or restrictive covenants? Х If yes, how many layers? Is the present use of non-conforming use? Х Explain: DO NOT 3. HAZARDOUS CONDITIONS YES NO **KNOW** Have there been or are there any hazardous Χ conditions on the property, such as methane gas, lead paint, radon gas in house or well, Х radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's? Is the access to your property via a private road? Χ Is there any contamination caused by the manufacture or a controlled substance on the Χ Is the access to your property via a public road? Χ property that has not been certified as Is the access to your property via an easement? decontaminated by an inspector approved Х under IC 13-14-1-15? Have you received any notices by any governmental or quasi-governmental agencies Χ affecting this property? Has there been manufacture of Х methamphetamine or dumping of waste from Are there any structural problems with the Χ the manufacture of methamphetamine in a residential structure on the property? Have any substantial additions or alterations Х Explain: been made without a required building permit? Are there moisture and/or water problems in the Χ basement, crawl space area, or any other area? Is there any damage due to wind, flood, termites, Х or rodents? Have any structures been treated for wood Χ destroving insects? Are the furnace/woodstove/chimney/flue all in working order? Is the property in a flood plain? Х E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary) Do you currently pay for flood insurance? Χ Does the property contain underground storage Х tank(s)? Is the homeowner a licensed real estate Х salesperson R Meleany threatened or existing litigation regarding Х Is the property subject to covenants, conditions and/or Х restrictions of a homeowner's association? Is the property located within one (1) mile of an airport? 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. D**@t/e1/1/3/n//2/0/2**/5 | **0** \$ ig **5** a0 ur**∉ pf** Buyer Signature of Seller Date (mm/dd/yy) Jeffrey Alan keen Signature of Seller Date (mm/dd/yy) Dety 137/20/3/3 Signature of Buyer <u>Deana Marie Keen</u> 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) Signature of Seller (at closing) Date (mm/dd/yy) Date (mm/dd/yy)

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