



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R06-16)

Date (month, day, year) 7-24-18

Note: This form has been modified from the version currently found at 870 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Submitters will be made to 870 IAC 9-1-2 to include these checks in the next Leg. however the Commission has made this information available now through this updated form.

Seller certifies 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) 14124 S Alton Fredonis Rd, Leavenworth, IN 47137-7252

1. The following are in the conditions indicated:

Condition	Yes	No	Do Not Know
Built-in Vacuum System			
Clothes Dryer	X		
Clothes Washer	X		
Dishwasher	X		
Disposal	X		
Freezer	X		
Gas Grill	X		
Hood			X
Microwave Oven	X		
Oven	X		
Range	X		
Refrigerator	X		
Room Air Conditioner(s)	X		
Trash Compactor	X		
TV Antenna/Dish	X		
Other:			
Basement			
Attic			
Garage			
Pool			
Hot Tub			
Septic System			
Well			
Water Heater			
Water Treatment			
Water Softener			
Other Sewer System (Ejector)			
Swimming Pool & Pool Equipment			
Are the structures connected to a public water system?	X		
Are the structures connected to a public sewer system?			X
Are there any additions that may require improvements to the sewage disposal system?			X
If yes, have the improvements been completed on the sewage disposal system?			X
Are the improvements connected to a private/community water system?			X
Are the improvements connected to a private/community sewer system?			X
Asbestos			
Lead Paint			
Radon			
Other Contaminants			
Air Purifier	X		
Burglar Alarm	X		
Coiling Fan(s)	X		
Garage Door Opener / Controls			X
Inside Telephone Wiring and Blocks/Jacks	X		
Intercom	X		
Light Fixtures			X
Sauna	X		
Smoke/Fire Alarm(s)			X
Switches and Outlets			
Vent Fan(s)			X
60/100/200 Amp Service (Circle one)			X
Generator	X		
NOTE: Note is 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.			
Artic Fan	X		
Central Air Conditioning			X
Hot Water Heat			
Furnace Heat/Gas	X		
Furnace Heat/Electric			X
Solar Home Heating	X		
Woodburning Stove	X		
Fireplace	X		
Fireplace Insert	X		
Air Cleaner	X		
Humidifier	X		
Propane Tank	X		
Other Heating Source	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 changes 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: Rodney Walker Date (mm/dd/yy): 7-24-18 Signature of Buyer: _____ Date (mm/dd/yy): _____
Signature of Seller: _____ Date (mm/dd/yy): _____ Signature of Buyer: _____ Date (mm/dd/yy): _____

This 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): _____

water Heater is a Heat pump
outside Air is a Heat pump

Property address (number and street, city, state, and ZIP code)
 14124 S Alten Prudenla Rd, Leevanworth, IN 47157-7252

2. ROOF				4. OTHER DISCLOSURES			
YES	NO	DO NOT KNOW		YES	NO	DO NOT KNOW	
Age, if known: Years. <u>7</u>				Do structures have aluminum wiring?			
Does the roof leak?				Are there any foundation problems with the structures?			
Is there present damage to the roof?				Are there any encroachments?			
Is there more than one layer of shingles on the house?				Are there any violations of zoning, building codes, or restrictive covenants?			
If yes, how many layers?				Is the present use of non-conforming use? 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, mineral, explosive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?				Is the access to your property via a private road?			
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?				Is the access to your property via a public road?			
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Is the access to your property via an easement?			
Explain:				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?			
				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?			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)							

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Signature of Seller <u>Rodger Walker</u>	Date (mm/dd/yy) <u>1-24-18</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	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)



FORM #01

