Date (month, day, year)

Not

Defective

Defective

Do Not

Know

Do Not

Know

Do Not

Yes No

Not Defective

Defective



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

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. NOTE:

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	s indicated:

Built-in Vacuum System Clothes Dryer Clothes Dryer Clothes Dryer Clothes Washer Dishwasher Dishwasher Disposal Freezer Gas Grill Hood Microwave Oven Microwave Oven Microwave Oven Oven Microwave Oven Oven Microwave Oven Microwave Oven Microwave Oven Oven Microwave Nestoric Microwa Microwave Meator Spaten Microwave Nestoric Microwa Microwave Meator Spaten Microwave Nestor Spaten Microwave Oven Microw	A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	
Clothes Washer Clothes Clothes Washer Clothes C	Built-in Vacuum System					Cistern		
Disposal Dis	Clothes Dryer					Septic Field / Bed		
Aerator System Sump Pump Sum Pump Su	Clothes Washer					Hot Tub		
Freezer Gas Grill Hood Microwave Oven Oven Range Refrigerator Room Air Conditioner(s) Trash Compactor TV Antenna / Dish Other: B. ELECTRICAL SYSTEM NoneNot Included/ Rented Air Purifier Burglar Alarm Celling Fan(s) Garage Door Opener / Controls Inside Telephone Wiring and Blocks / Jacks Intercom Light Fixtures Sauna Smoke / Fire Alarm(s) Switches and Outlets Vent Fan(s) George To Anderson South And Service (Circle one) Generator NOTE: 'Defect" means a condition that would have a significant adverse effeton the value of the property, that would significantly impair the health or safety Vater Heater / Gas Water Heater / Solar Water Opener / Gas Water Heater / Burglar Alarm Vater Opener / Controls	Dishwasher					Plumbing		
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TV Antenna / Dish Other: Content Content	Trash Compactor					Septic & Holding Tank/Septic Mound		
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60 / 100 / 200 Amp Service (Circle one) Generator NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety						Furnace Heat / Electric		
60 / 100 / 200 Amp Service (Circle one) Generator NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety	(-)					Solar House-Heating		
NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety						Woodburning Stove		
NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety	Generator							
on the value of the property, that would significantly impair the health or safety	NOTE: "Defect" means a condition th	at would ha	ve a signif	icant adver	se effect			

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

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.

Humidifier

Propane Tank Other Heating Source

Signature of Seller	Date (mm/dd/yy)	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)

Property address (number and street, city, state, and ZIP of	code)						
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO KNOW
A (6)				Do structures have aluminum wiring?			
Age, if known:Years.				Are there any foundation problems with the structures?			
Does the roof leak?				Are there any encroachments?			
Is there present damage to the roof?				Are there any violations of zoning,			
Is there more than one layer of shingles on the house?				building codes, or restrictive covenants?	_		
If yes, how many layers?				Is the present use a 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, 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?							
Has there been manufacture of methamphetamine or dumping of waste				Is the access to your property via a private road?			
from the manufacture of methamphetamine in a residential structure on the property?				Is the access to your property via a public road?			
Explain:	I		1	Is the access to your property via an easement?			
				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?			
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)		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 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?			
ACTUAL KNOWLEDGE. A disclosure form in a substitute for any inspections or warrant to disclose any material change in the physic substantially the same as it was when the signing below.	s not a wiles that the condition of the conditions of the conditio	arranty b ne prospe lition of tl ure form v	y the owner ective buyer he property	Seller, who certifies to the truth thereof, baser or the owner's agent, if any, and the discloser or owner may later obtain. At or before settle or certify to the purchaser at settlement that ed. Seller and Purchaser hereby acknowledge	ure form mement, the the condition receipt of	ay not be owner is on of the this Discl	used as required property
Signature of Seller Date (mm/dd/yy)			Signature of Buyer	Date (mm/dd/yy)			
Signature of Seller	Date (mm	/dd/yy)		Signature of Buyer	Date (mm/dd/yy)		
•			ntially the sa	me as it was when the Seller's Disclosure form was			the Buye
Signature of Seller (at closing)	Date (mm	/dd/yy)		Signature of Seller (at closing)	Date (mm/d	ld/yy)	