

## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)	
06/26/2016	

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 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)

5785 Pebblebrooke Road, W										
1. The following are in the cond	litions indicat	ed:								
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective		ot ctive	Do Not Know
Built-in Vacuum System	abla				Cistern	$\square$				
Clothes Dryer	abla				Septic Field/Bed	$\square$				
Clothes Washer	abla				Hot Tub	$\checkmark$				
Dishwasher			abla		Plumbing			-	Z	
Disposal			$\nabla$		Aerator System	$\square$				
Freezer	$\checkmark$				Sump Pump	$\overline{\mathbf{V}}$				
Gas Grill	V				Irrigation Systems	lacksquare				
Hood			$\bigvee$		Water Heater/Electric				Z	
Microwave Oven			abla		Water Heater/Gas	$\checkmark$				
Oven			lacksquare		Water Heater/Solar	$\checkmark$				
Range			abla		Water Purifier	$\checkmark$				
Refrigerator			abla		Water Softener	$\checkmark$				
Room Air Conditioner(s)	abla				Well	$\checkmark$				
Trash Compactor	$\checkmark$				Septic and Holding Tank/Septic Mound	$\checkmark$				
TV Antenna/Dish	abla				Geothermal and Heat Pump	lacksquare				
Other:	$\checkmark$				Other Sewer System (Explain)	$\checkmark$				
					Swimming Pool & Pool Equipment	$\checkmark$				
						•	•	Yes	No	Do Not
									_	Know
					Are the structures connected to a public				닏	┝╠
B. ELECTRICAL	None/Not	Defective	Not	Do Not	Are the structures connected to a public			$\square$		
SYSTEM Air Purifier	Included/ Rented	Defective	Defective	Know	Are there any additions that may require the sewage disposal system?	nat may require improvements to em?			☑	
Burglar Alarm	$\square$		$\vdash$		If yes, have the improvements been completed on the				$\square$	
Ceiling Fan(s)	Ħ	H	Ø	<del>                                     </del>	Sewage disposal system:					$\vdash \equiv$
Garage Door Opener / Controls	<del>                                     </del>	H			Are the improvements connected to a private/community water system?				$\square$	
Inside Telephone Wiring					Are the improvements connected to a pr	ivate/community	,		$\square$	
and Blocks/Jacks			◩		sewer system?			ш	\\	
Intercom	<u> </u>	H		H	D. HEATING & COOLING	None/Not Included/	Defective	_ N	ot	Do Not
Light Fixtures	Ħ	H	Ø	H	SYSTEM	Rented		Dete	ctive	Know
Sauna	V	H		<del>                                     </del>	Attic Fan		<del>- 4</del>	<u> </u>		┝
Smoke/Fire Alarm(s)	Ħ	H	Ø	<del>                                     </del>	Central Air Conditioning			<u> </u>	<u>z                                     </u>	
Switches and Outlets		H	<u> </u>	H	Hot Water Heat	$\square$	<del></del>	<u> </u>	_	
Vent Fan(s)	H	Ħ	V	<del>                                     </del>	Furnace Heat/Gas	$\nabla$				
60/100/200 Amp Service					Furnace Heat/Electric			<u> </u>	<u> </u>	<del>│                                    </del>
(Circle one)				$\square$	Solar House-Heating	$\square$		Ļ	┵	<del>│                                    </del>
Generator	$\square$		п		Woodburning Stove	$\square$	<b>├</b>	Ļ	┽	<u> </u>
Generator					Fireplace	$\square$	<del></del>	Ļ	┥	┝┢
NOTE: "Defect" means a co					Fireplace Insert		<del></del> -	Ļ	┽	
effect on the value of the pro or safety of future occupants					Air Cleaner	V	<del></del>	Ļ	┽	┝┾
or replaced would significant					Humidifier		<del></del>	Ļ	+	┝╠
normal life of the premises.			Propane Tank		<del></del>	Ļ	┽	┝┾		
					Other Heating Source	abla	<u> </u>	L		
KNOWLEDGE. A disclosure inspections or warranties that	form is not it the prospe perty or cert	a warranty bective buyer of tify to the pur	y the owner or owner may chaser at set	or the owner later obtain.	eller, who certifies to the truth thereof r's agent, if any, and the disclosure for At or before settlement, the owner is re- the condition of the property is substan sclosure by signing below.	rm may not be quired to disclo	used as a see any mat	subs erial o	titute chang	for any je in the
Signature of Seller Timothy To	Pavis		06/2	oop verified 28/16 2:48PM EDT E-REBJ-RUOQ-WYF	Signature of Buyer					
Signature of Seller Courtney				loop verified 28/16 12:05PM EE 8G-87BG-IIN7-UNE						
	at the cond	lition of the p			he same as it was when the Seller's Dis	sclosure form v	vas origina	lly pr	ovide	d to the
Signature of Seller (at closing)					Signature of Seller (at closing)					

Property address (number and street, city, state, and ZIP code) 5785 Pebblebrooke Road, Whitestown, IN 46075									
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW		
Age, if known: 2 Years.	abla			Do structures have aluminum wiring?		V			
Does the roof leak?		$\checkmark$		Are there any foundation problems with the structures?		abla			
Is there present damage to the roof?		$\checkmark$		Are there any encroachments?		$\square$			
Is there more than one layer of shingles on the house?		V		Are there any violations of zoning, building codes, or restrictive covenants?		☑			
If yes, how many layers?		$\checkmark$		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?		Ø				Ø			
Is there contamination caused by the manufacture of a controlled substance on the				Is the access to your property via a private road?		abla			
property that has not been certified as		abla		Is the access to your property via a public road?	V				
decontaminated by an inspector approved under IC 13-14-1-15?				Is the access to your property via an easement?  Have you received any notices by any	abla				
Has there been manufacture of methamphetamine or dumping of waste from				governmental or quasi-governmental agencies affecting this property?					
the manufacture of methamphetamine in a		$\checkmark$		Are there any structural problems with the building?		abla			
residential structure on the property?  Explain:				Have any substantial additions or alterations been made without a required building permit?		abla			
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		V			
				Is there any damage due to wind, flood, termites, or rodents?					
				Have any structures been treated for wood destroying insects?					
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Are the furnace/woodstove/chimney/flue all in working order?					
(Ose additional pages, if necessary)				Is the property in a flood plain?		N	]		
				Do you currently pay flood insurance?  Does the property contain underground storage					
				tank(s)?  Is the homeowner a licensed real estate		Ø			
				salesperson or broker?		$\square$			
				Is there any threatened or existing litigation regarding the property?		$\square$			
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	abla				
				Is the property located within one (1) mile of an airport?		$\square$			
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 Buyer					
Signature of Seller Timothy Davis  Signature of Seller Timothy Davis  Signature of Seller Courtney Davis  Obj. 24PPM EDT Obj.				Signature of Buyer					
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)								



Form #03.

