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by

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month. dav. year) 07/23/2021

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

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) 524 Dicks Street, Lebanon, IN 46052

A. APPLIANCES None/Not Included/ Rented Defective Defective Not Defective Do Not Know C. WATER & SEWER SYSTEM None/Not Included Rented Defective Not Defective Do I Know Built-in Vacuum System Image: Comparison of the system	ow]]								
Clothes Dryer Image: Clothes Washer Image: Clothes Washer <td>]]]</td>]]]								
Clothes Washer Image: Clothes Washer <td>]]</td>]]								
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Range Image Image <th< td=""><td>]</td></th<>]								
Refrigerator]								
Room Air Conditioner(s)]								
Trash Compactor 🗹 🗋 🔲 🖸 Septic and Holding Tank/Septic Mound 🗹 🔲 🔲]								
TV Antenna/Dish	1								
	1								
	l								
Swimming Pool & Pool Equipment]								
Yes No Dot Kno									
Are the structures connected to a public water system?									
B. Electrical None/Not Defective Not Do Not Are the structures connected to a public sewer system?									
System Included/ Rented Defective Character and a statistical estimates connected to a public soviet system? Included Are there any additions that may require improvements to the source of the statistical estimates and the s									
Air Purifier									
Burglar Alarm	ן ב								
Ceiling Fan(s)									
Garage Door Opener / Controls									
Inside Telephone Wiring	ן ב								
and Blocks/Jacks M L L L D. HEATING & COOLING None/Not Defective Not Do									
Included Defective Know	ow								
Light Fixtures									
Sauna 🗹 🗋 🗖 Central Air Conditioning	Ī								
Smoke/Fire Alarm(s)	1								
Switches and Outlets									
Vent Fan(s) Image: Figure 1 Image: Figure									
50/100/200 Amp Service □ □ □ □ □ □ □ □ □ (Circle one) □ □ □ □ □ □ □ □	ī								
Generator Image: Control of the second	ī								
NOTE: Means a condition that would have a significant"Defect" adverse	í								
effect on the value of the property, that would significantly impair the health Fireplace Insert									
or safety of future occupants of the property, or that if not repaired, removed Air Cleaner	_								
	1								
	1								
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 KNOWLEDG									
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	t 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 certilities and a state of the property of the property or certilities and a state of the property of the property or certilities and purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Soller and Purchaser here and the property of the propert									
acknowledge receipt of this Disclosure by signing below.									
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 her acknowledge receipt of this Disclosure by signing below.	Signature of Seller Rebert T. Sorum Ort19/21 6:31 PM EDT Signature of Buyer								
acknowledge receipt of this Disclosure by signing below. Signature of Seller Reference of Seller Reference of Seller Signature of Buyer									
acknowledge receipt of this Disclosure by signing below.									
acknowledge receipt of this Disclosure by signing below. Signature of Seller RobertT.Sorum 07/19/21 6:31 PM EDT ABRT-67DA-ROBF-IK59									
acknowledge receipt of this Disclosure by signing below. Signature of Seller									

Property address (number and street, city, state, and ZIP code)

524 Dicks Street, Lebanon, IN 46052									
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT		
Age, if known <u>3</u> Years.	V						KNOW		
Does the roof leak?		\checkmark		Do structures have aluminum wiring? Are there any foundation problems with the		Ø			
Is there present damage to the roof?		\checkmark		structures?					
Is there more than one layer of shingles on the house?		\checkmark		Are there any encroachments? Are there any violations of zoning, building codes,					
If yes, how many layers?		\checkmark		or restrictive covenants?					
		\checkmark		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, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?									
Is there any contamination caused by the manufacture or a controlled substance on the	_	_	_	Is the access to your property via a private road?		V			
property that has not been certified as		\checkmark		Is the access to your property via a public road?					
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		M			
Has there been manufacture of				governmental or quasi-governmental agencies affecting this property?					
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		Ϋ́		Are there any structural problems with the building?					
Explain:				Have any substantial additions or alterations been made without a required building permit?		\checkmark			
				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?					
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Is the property in a flood plain?		K			
				Do you currently pay for flood insurance?		\checkmark			
				Does the property contain underground storage tank(s)?		\checkmark			
				Is the homeowner a licensed real estate salesperson		Ø			
				영 해외분화y threatened or existing litigation regarding the property?					
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		Ø			
				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.									
Signature of Seller RobertT.Sorum		0 0	lotloop verified)7/19/21 6:31 PM ED)WO2-LTVX-40PF-RSV	Signature of Buyer					
Signature of Seller 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)							





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