

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 10/28/2022

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.

4. The following are in the conditions indicated:									
The following are in the condition						N			
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System					Cistern				
Clothes Dryer					Septic Field/Bed			$\overline{\square}$	
Clothes Washer	Ø				Hot Tub				
Dishwasher					Plumbing			Ø	
Disposal			V		Aerator System				Ø
Freezer		$\overline{\Box}$	$\overline{\mathbf{V}}$		1 = 1 = 1		Ħ	Ø	Ħ
Gas Grill	V				Irrigation Systems			Ħ	$\vdash \overline{\vdash}$
Hood			$\overline{\square}$		Water Heater/Electric		Ħ	Ħ	⊢
Microwave Oven				Ħ	Water Heater/Gas			Ø	
Oven		Ħ		Ħ	Water Heater/Solar				
Range	H		Ø	片	Water Purifier	\overline{V}	H	H	H
Refrigerator	H	∺	Ø	H	Water Softener		H		⊢ ∺
Room Air Conditioner(s)				╘	Well	븀	H	<u> </u>	┝┢
Trash Compactor				片	Septic and Holding Tank/Septic Mound	- 			
TV Antenna/Dish	\square	片		H					
Other:			H		Geothermal and Heat Pump		<u> </u>		
Ouigi.	片片			\vdash	Other Sewer System (Explain)				
					Swimming Pool & Pool Equipment	Pool & Pool Equipment		V	
								Yes No	Do Not Know
					Are the structures connected to a public water system?				I D
B. Electrical	None/Not	Defective	Not	Do Not					
System	Included/ Rented		Defective	Know	Are there any additions that may re-		•		
Air Purifier					the sewage disposal system?				
Burglar Alarm	<u> </u>				sewage disposal system?				
Ceiling Fan(s)			$\overline{\mathbf{V}}$		Are the improvements connected to a private/community				
Garage Door Opener / Controls			V		water system?				
Inside Telephone Wiring and Blocks/Jacks			abla		sewer system?		Not V	Do Not	
Intercom	\square				SYSTEM	Included Rented	Defective	Defective	Know
Light Fixtures			V		Attic Fan	П			
Sauna	abla				Central Air Conditioning			V	
Smoke/Fire Alarm(s)			\checkmark		Hot Water Heat		<u> </u>		╘
Switches and Outlets			V		Furnace Heat/Gas	片	片		┝┼
Vent Fan(s)			abla		Furnace Heat/Electric		 		┝╫
60/100/200 Amp Service					Solar House-Heating		 		⊢∺
(Circle one)					Woodburning Stove			 	│
Generator	ot would be		icont"Defe-:	<u> </u>		<u>N</u>			\vdash
NOTE: Means a condition that would have a significant"Defect" adverse effect on the value of the property, that would significantly impair the health				Fireplace Fireplace Insert				 	
or safety of future occupants of the property, or that if not repaired, removed				Air Cleaner		H		 	
or replaced would significantly shorten or adversely affect the expected normal life of the premises.				Humidifier		片	 	┝╫	
· · · · · · · · · · · · · · · · · · ·				Propane Tank		 	 	┝┢	
				<u> </u>		 		 	
Other Heating Source									
					certifies to the truth thereof, based o lisclosure form may not be used as a s				
prospective buyer or owner may I	ater obtain. A	t or before se	ttlement, the	owner is req	uired to disclose any material change	in the physic	al condition o	f 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	Matthew J. Buchs	dotloop verified 10/26/22 3:36 PM EDT 5XAN-CSFP-SSDK-NV8Z	Signature of Buyer	
Signature of Seller	Jennifer Buchs	dotloop verified 10/27/22 4:42 AM EDT O3OB-VGYN-GB0H-FN4M	Signature of Buyer	
The Seller hereby co	ertifies that the condition of the property is substa	ntially the same as it	was when the Seller's Dis	sclosure form was originally provided to the Buyer.
Signature of Seller	(at closing)		Signature of Seller (at	closing)
			1 of 2	

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

11151 East State Road 234, Wilkinson, IN							
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known 6 Years.	N			Do structures have aluminum wiring?			L L
Does the roof leak?		abla		Are there any foundation problems with the			
Is there present damage to the roof?		Ø		structures?			
Is there more than one layer of shingles on the house?		\square		Are there any injections of apping building codes			
If yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?			☑
				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?			Ø			V	
Is there any contamination caused by the		_		Is the access to your property via a private road?		K	
manufacture or a controlled substance on the property that has not been certified as				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		\square	
Has there been manufacture of		_	Ø	governmental or quasi-governmental agencies affecting this property?		\square	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Are there any structural problems with the building?			Ø
Explain:				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?							Ø
				Is there any damage due to wind, flood, termites, or rodents?		\triangleright	
				Have any structures been treated for wood destroying insects?			
				Are the furnace/woodstove/chimney/flue all in working order?	V		
E. ADDITIONAL COMMENTS AND/OR EXPLANA	TIONS:			Is the property in a flood plain?		V	
(Use additional pages, if necessary)				Do you currently pay for flood insurance?		V	
				Does the property contain underground storage tank(s)?		abla	
				Is the homeowner a licensed real estate salesperson		Ø	
	R Meleany threatened or existing litigation regarding the property?		Ø				
Is the property subject to covenan and/or restrictions of a homeowner's ass						V	
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 Matthew J. Buchs			dotloop verified 10/26/22 3:36 PM EDT W3NX-H714-PSUZ-C9WE	Signature of Buyer			
Signature of Seller Jennifer Buchs			dotloop verified 10/27/22 4:42 AM EDT KMCL-QMDK-SUTE-KBSK	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.							