

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

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)

1120 Eastridge Drive, New Albany, IN 47150

The following are in the condition						1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	<u> </u>			
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	X				Cistern	X		1.		1,0% 0,000000000000000000000000000000000
Clothes Dryer			X		Septic Field/Bed	×				
Clothes Washer			11		Hot Tub	' X	67.57	71 38 1 1	24-7.5	viji disade di
Dishwasher			 		Plumbing			V		
Disposal			1 1		Aerator System	∇				
Freezer			T X		Sump Pump			X		
Gas Grill	×		1		Irrigation Systems	-	10.			***************************************
Hood			17		Water Heater/Electric	\mathcal{L}				
Microwave Oven			1		Water Heater/Gas			メ		
Oven			1 分一		Water Heater/Solar	X		<u> </u>		
Range			1		Water Purifier	X.			***************************************	
Refrigerator			 		Water Softener		n and a	1		
Room Air Conditioner(s)	X		 		Well	V 7	- 10 to 10 t	X		
Trash Compactor	1				Septicand Holding Tank/Septic Mound	\				
TV Antenna/Dish	1					X				
Other:	<u> </u>		 		Geothermal and Heat Pump	_X				
- Curai,					Other Sewer System (Explain)	У	1.00			
		11.79 (14.11.25)	1,44, 7, 2, 2,		Swimming Pool & Pool Equipment	X				***************************************
								Yes	No	Do Not Know
		100			Are the structures connected to a pu	iblic water su	retem?	\ <u></u>		141017
B. Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a pu			?		
System	Included/ Rented		Defective	Know	Are there any additions that may require improvements to			<u> </u>	.,	
Air Purifier	1	1774 A-884 B-7 S- 5	BOX - C. 23 S. N-1-2-1	Refusion numbers 2	the sewage disposal system?				X	
Burglar Alarm	γ'>	1,2 (4,1)	51 517 213	res William I in 1994.	If yes, have the improvements been sewage disposal system?	completed o	n the			
Ceiling Fan(s)	X				Are the improvements connected to	a private/con	nmunity			***************************************
Garage Door Opener / Controls	A CONTRACTOR OF THE STATE OF TH		X		water system?			20.00		
Inside Telephone Wiring and Blocks/Jacks	in an ann an a		X		sewer system?	e i Santa	nmunity			
Intercom	1		/		D. HEATING & COOLING SYSTEM	a private/community None/Not Defective		Not Defective		Do Not Know
Light Fixtures			X		AM's Fam	Rented			## 1.3 A	
Sauna	X				Attic Fan	Δ		~		
Smoke/Fire Alarm(s)			X		Central Air Conditioning Hot Water Heat	~/		<u> </u>		in the company of the contract
Switches and Outlets			Α,			X	***************************************	**		***************************************
Vent Fan(s)	****************		1		Furnace Heat/Gas	~		_X_		**************
60/100/200 Amp Service	\$ mr		7		Furnace Heat/Electric	<u> </u>				
(Circle one)	28 , "`		<u> </u>		Solar House-Heating	<u> </u>	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	***********		
Generator	<u> </u>				Woodburning Stove	У				
NOTE: Means a condition the	State of Law or March 1 to 1	* * * *	Carlotte State Control	أأح والأساسة المتعاد	Fireplace Ogs			\perp		
or safety of future occupants of					Fireplace Insert	λ			1 1 1	
or replaced would significant	y shorten d	or adversely	affect the	expected	Air Cleaner	Х	ar exist			1 4
normal life of the premises.					Humidifier	Y				28 (3 (2 ()))
			•		Propane Tank	Y				
				1	Other Heating Source	7				
					The state of the s					

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 of certain 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 settlement, the owner is required to disclose any material change in the physical condition of the property or certify to qwiedge receipt of this Disclosure by signing below

Signally with Power of Attorney	Date (mm/dd/yy) 03 24 25	Signature of Buyer	Date (mm/dd/yy)					
Signature of Seller /	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/vv)					

The Seller hereby certifies that the condition of the property is sul	ostantially the same as it w	vas 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)					

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Phone: (812)944-0217

	·	1120		e, New Albany, IN 47150		T	
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known \ \(\frac{Q}{\partial} \text{Years.} \)	7-	ļ	-	Do structures have aluminum wiring?		<u> </u>	-
Does the roof leak?		X		Are there any foundation problems with the	·	17	
Is there present damage to the roof?		X		structures?		X	
Is there more than one layer of shingles on the house?		1		Are there any encroachments?		Į X	<u> </u>
If yes, how many layers?		<u> </u>		Are there any violations of zoning, building codes, or restrictive covenants?		1	
				is the present use of non-conforming use?			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Explain:			
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?		X					
Is there any contamination caused by the		1/		Is the access to your property via a private road?		1	
manufacture or a controlled substance on the		1 /		Is the access to your property via a public road?	メ		
property that has not been certified as decontaminated by an inspector approved				Is the access to your property via an easement?	in the second	人	
under IC 13-14-1-15? Has there been manufacture of		1		Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Are there any structural problems with the building?		λ	
Explain:	L	<u> </u>		Have any substantial additions or alterations been made without a required building permit?		+	
Magnetic and the second of the				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		χ	
				Is there any damage due to wind, flood, termites, or rodents?		X	
				Have any structures been treated for wood destroying insects?		X	
				Are the furnace/woodstove/chimney/flue all in working order?	X		<u> </u>
E. ADDITIONAL COMMENTS AND/OR EXPLANA	TIONS:			Is the property in a flood plain?		X	
(Use additional pages, if necessary)				Do you currently pay for flood insurance?		X	
Solling acientan	dia	hil		Does the property contain underground storage tank(s)?		<i>λ</i>	
2 NI	CHOW	24		Is the homeowner a licensed real estate salesperson or broker?		X	
Solling as is at a oction by Power of Altorney				Is there any threatened or existing litigation regarding the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		人	
				Is the property located within one (1) mile of an airport?		X	
KNOWLEDGE. A disclosure form is not a winspections or warranties that the prospection physical condition of the property or condisclosure form was provided. Seller and Pu	varranty b ve buyer ertify to the rchaser h	y the own or owner r ne purchas ereby acki	er or the owner nay later obtain ser at settlemer	ler, who certifies to the truth thereof, based on the 's agent, if any, and the disclosure form may not be. At or before settlement, the owner is required to dint that the condition of the property is substantially of this Disclosure by signing below. Signature of Buyer	used a sclose a	s a subst ny materi	itute for a al change as when i
Signature of Seller POWer of Cit by Mry Date (mm/dd/yy)				Signature of Buyer		Date (mm/dd/yy)	
The Seller hereby certifies that the condition o	f the prop	erty is sub	stantially the sai	ne as it was when the Seller's Disclosure form was original	inally pro	ovided to t	he Buver-
Signature of Seller (at closing)	pp		(mm/dd/yy)	Signature of Seller (at closing)	, 17,	Date (mi	
						<u> </u>	

