

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month. dav. vear) or before 06/17/2021

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 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 s	treet, city, sta	te, and ZIP o	ode) <u>604 Po</u>	lk Street, I	Huntington, IN 46750				
	None/Not			T	1	Tropics and	r		,
A. APPLIANCES	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	Ø				Cistern	XI.			
Clothes Dryer			X		Septic Field/Bed	X			
Clothes Washer			□ □		Hot Tub	X			
Dishwasher		X	6	1 7	Plumbing				
Disposal			×	 	 				X
Freezer		6	चि	+ =	Aerator System	X		2	
Gas Grill	X	H			Sump Pump	X			
Hood	A	<u> </u>			Irrigation Systems	<u>R</u>			
Microwave Oven	×		<u> </u>	X	Water Heater/Electric			部	X
Oven		<u> </u>	<u> </u>		Water Heater/Gas		63		X
				N.	Water Heater/Solar				
Range				X	Water Purifier				Ø
Refrigerator					Water Softener		20		(DX
Room Air Conditioner(s)					Well	包			6
Trash Compactor	X				Septic and Holding Tank/Septic Mound	Ø			
TV Antenna/Dish				ZX.	Geothermal and Heat Pump	Ø			
Other:					Other Sewer System (Explain)				
						Ø			
					Swimming Pool & Pool Equipment	N.			
								Yes No	Do Not Know
D. Clastifact					Are the structures connected to a pe	ublic water sy	stem?	MO	
B. Electrical System	None/Not Included/	Defective	Not Defective	Do Not Know	Are the structures connected to a pi			X D	
	Rented			(talou	Are there any additions that may rec	quire improve	ments to		×
Air Purifier	X				the sewage disposal system? If yes, have the improvements been completed on the				
Burglar Alarm	X				sewage disposal system?	The contract of the contract o			
Ceiling Fan(s)				X	Are the improvements connected to a private/community water system?				
Garage Door Opener / Controls			X		Are the improvements connected to a private/semmunity				
Inside Telephone Wiring and Blocks/Jacks				Ø	sewer system?				
Intercom	X.				D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know
Light Fixtures		Ö	×		01012	Rented		201004110	Talon
Sauna	菌				Attic Fan	X			
Smoke/Fire Alarm(s)	X				Central Air Conditioning				₩.
Switches and Outlets					Hot Water Heat	X			
Vent Fan(s)				X	Furnace Heat/Gas				₩.
60/100/200 Amp Service		KLDA		DAR	Furnace Heat/Electric	Æ			
(Circle one)				· 🛛	Solar House-Heating	Ø			
Generator	X		П		Woodburning Stove	Ø	一百		
NOTE: Means a condition th	at would ha	ve a signifi	cant"Defect	" adverse	Fireplace	Ø		一百一	ΠĒ
effect on the value of the prope	rtv. that wou	Ild significar	tly impair t	he health	Fireplace Insert	Ø	Ħ		Ħ.
or safety of future occupants o or replaced would significantl	v shorten o	y, or that if r r adverselv	of repaired	removed	Air Cleaner	Ø		H	
normal life of the premises.	,	unitology	uncor the	expected	Humidifier	Ø		Ħ	H
					Propane Tank	×			H
					Other Heating Source	X	H		H
The information contained in this	Disclosure h	as been furn	ished by the	Seller who	certifies to the truth thereof, based o				
disclosure form is flot a warranty	ov ine owner	or the owner	Sagent Itar	nv and the c	lieclocure form may not be used as a s	u i basisusa £a	:		1 4L 4 41
brookedrive payer or owner may le	uer oblain. At	or perore ser	TIRMANT THE	OWNER IS FOR	uired to disclose any metarial abanca	in the abreles		£ 41a a	
demine the age receipt of this Discit	sure by signi	ng below.	erry is subs	tanually the	same as it was when the disclosure	тогт was pr	ovided. Selle	r and Purcha	ser hereby
Signature of Seller	Orec -	POA	8-1	11.	Signature of Buyer			-	
Signature of Seller		1011	/	77	Signature of Buyer				
The College of the Co			7	12/21	(5) 5				
Signature of Selles (at alasian)	condition of th	e property is			it was when the Seller's Disclosure for	m was original	lly provided to	the Buyer.	
Signature of Seller (at closing)			Date (mi	m/dd/vv)	Signature of Seller (at closing)			Date (mm	[ddhar]

		DO NOT KNOW	4. OTHER DISCLOSURES		l NO	DO NOT	
Age, if knownYears.			<u>.</u> Ø	4. OTHER DISCLOSURES	YES	NO	KNOW
Does the roof leak?			Ø	Do structures have aluminum wiring?			7
Is there present damage to the roof?			×	Are there any foundation problems with the structures?			×
Is there more than one layer of shingles on the house?			×	Are there any encroachments?			123
				Are there any violations of zoning, building codes, or restrictive covenants?			X
f yes, how many layers?				Is the present use of non-conforming use?			
			DO NOT	Explain:			
3. HADARDOUS CONDITIONS	YES	NO	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 piological contaminants, asbestos insulation, or PCB's?			×				
s there any contamination caused by the				Is the access to your property via a private road?		·K1	
manufacture or a controlled substance on the property that has not been certified as		M		Is the access to your property via a public road?	X	N N	
lecontaminated by an inspector approved inder IC 13-14-1-15?	_	54		Is the access to your property via an easement?		A	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			Ø
		K		Are there any structural problems with the building?			Ø
xplain:				Have any substantial additions or alterations been made without a required building permit?			M
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			Ä
				Is there any damage due to wind, flood, termites, or rodents?			, DE
				Have any structures been treated for wood destroying insects?			凶
				Are the furnace/woodstove/chimney/flue all in working order?			Ø
. ADDITIONAL COMMENTS AND/OR EXPLANAT Use additional pages, if necessary)	IONS:		- 1	Is the property in a flood plain?	무		5 2
	40 +	1 -		Do you currently pay for flood insurance? Does the property contain underground storage		X	
FUNCTION INC PROJECTION	0.001	101		tank(s)?			×
FUT C17010 / NA FICO	GILL	1		is the homeowner a licensed real estate salesperson or broker?		½	
				Is there any threatened or existing litigation regarding the property?		124	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<u> </u>	
				Is the property located within one (1) mile of an			
NOWLEDGE: A disclosure form is not a wan aspections or warranties that the prospective he physical condition of the property or cer isclosure form was provided. Seller and Puro	rranty by buyer or tify to the chaser he	the owner owner me purchase reby ackn	r or the owner' ay later obtain. er at settlemen owledge receip	er, who certifies to the truth thereof, based on the sagent, if any, and the disclosure form may not be. At or before settlement, the owner is required to distinct the condition of the property is substantially	e used as	a substit	T ACT
D Clicke	- 10	AY	. Celle				
gnature of Seller			7/2/21	Signature of Buyer			
ne Seller hereby certifies that the condition of	the prope			me as it was when the Seller's Disclosure form was or	iginally p	rovided to	the Buye
gnature of Seller (at closing)		I Date	(mm/dd/yy)	Signature of Seller (at closing)		Date (mm	/dd/vv)





