



Property Address (number and street, city, state, ZIP code)				58072 Diener Dr. Goshen, IN 46528			
<b>2. ROOF</b>	Yes	No	Do Not Know	<b>4. OTHER DISCLOSURES</b>	Yes	No	Do Not Know
Age, if known: <u>14</u> Years				Do improvements have aluminum wiring?		✓	
Does the roof leak?		✓		Are there any foundation problems with the improvements?		✓	
Is there present damage to the roof?		✓		Are there any encroachments?		✓	
Is there more than one roof on the house? If so, how many layers? _____			✓	Are there any violations of zoning, building codes, or restrictive covenants?		✓	
<b>3. HAZARDOUS CONDITIONS</b>	Yes	No	Do Not Know	Is the present use a nonconforming use? 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?		✓		Is the access to your property via a private road?		✓	
Explain:				Is the access to your property via a public road?	✓		
				Is access to your property via an easement?		✓	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	✓	✱	
				Are there any structural problems with the building?		✓	
				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?		✓	
				Is there any damage due to wind, flood, termites, or rodents?			✓
				Have any improvements been treated for wood destroying insects?		✓	
				Are the furnace/woodstove/chimney/flue all in working order?	✓		
				Is the property in a flood plain?		✓	
				Do you currently pay flood insurance?		✓	
				Does the property contain underground storage tank(s)?		✓	
				Is the homeowner a licensed real estate salesperson or broker?		✓	
				Is there any threatened or existing litigation regarding the property?		✓	
				Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?	✓		
				Is the property located within one (1) mile of an airport?		✓	

**E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).**

*Clothes washer/dryer can be left in as-is condition.  
 ✱ See attached letter  
 Work bench remains*

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: <i>[Signature]</i>	Date: <u>2-24-09</u>	Signature of Buyer:	Date:
Signature of Seller:	Date:	Signature of Buyer:	Date:

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:	Date:	Signature of Seller:	Date:
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(Indiana Real Estate Commission; 876 IAC 1-4-2; filed June 1, 1994, 5:00 p.m. : 17 IR 2352)



Form #03. IAR 2009



There is an outstanding issue with Elkhart County in regards to the drainage easement in Section 2 of this subdivision. It regards the drainage affecting the subdivision to the South and some of the homes on the South side of this subdivision. There are no drainage problems with this property, however the County wanted the homeowners of Section 2 to pay for the repair of their drainage system. During the initial homeowners meeting with the Highway Department, it was discovered that the system was never inspected by Elkhart County officials upon completion, so there is no verification that the system was correctly installed as designed. There have been no other meetings with County officials as of yet, but upon discussing this problem with Mike Beasy of the Elkhart County Highway Department the issue is still in planning stages and is thought that Elkhart County will be installing a drainage ditch along CR 23 instead of trying to repair the current drainage system. Funding for this is also being sought for with funds other than from these homeowners.

It is my opinion and the opinion of several other affected homeowners that Elkhart County will be funding this project since the current system was not inspected upon completion, therefore there is no verification that this system was installed correctly.

Any questions regarding this matter can be forwarded to Mike Beasy of the Elkhart County Highway Department.