



**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**  
State Form 46234 (R/1293)

Date (month, day, year)  
**May 26, 2009**

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, ZIP code) **1310 E. Douglas St**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer	*		X	
Clothes Washer	*		X	
Dishwasher	*		X	
Disposal	*		X	
Freezer	*		X	
Gas Grill	X			
Hood	*		X	
Microwave Oven				
Oven	*		X	
Range	*		X	
Refrigerator	*		X	
Room Air Conditioner(s)	*		3 X	
Trash Compactor				
TV Antenna/Dish	*			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)			X	
Garage Door Opener Controls			X	
Inside Telephone Wiring and Blocks/Jacks			X	
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke/Fire Alarm(s)			X	
Switches and Outlets			X	
Vent Fan(s)			X	
60/100/200 Amp Service (Circle one)			X	

C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field/Bed	X			
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump			X	
Irrigation Systems		X		
Water Heater/Electric	X			
Water Heater/Gas			X	
Water Heater/Solar	X			
Water Purifier	X			
Water Softener			X	
Well	X			
Septic and Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
				Yes No Do Not Know
Are the improvements connected to a public water system?				X
Are the improvements connected to a public sewer system?				X
Are there any additions that may require improvements to the sewage disposal system?				X
If yes, have the improvements been completed on the sewage disposal system?				X
Are the improvements connected to a private/community water system?				X
Are the improvements connected to a private/community sewer system?				X

D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know
Attic Fan			X	
Central Air Conditioning	X			
Hot Water Heat			X	
Furnace Heat/Gas	X			
Furnace Heat/Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source:	X			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property that would significantly impair the health or safety of future occupants of the property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the premises.

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>Bonny R. Decker</i>	Date: <i>5-26-09</i>	Signature of Buyer:	Date:
Signature of Seller: <i>Jennifer P. Oraber</i>	Date: <i>5-26-09</i>	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: <i>Bonny R. Decker</i>	Date: <i>5-26-09</i>	Signature of Seller: <i>Jennifer P. Oraber</i>	Date: <i>5-26-09</i>
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1310 E. Douglas St

2. ROOF	Yes	No	Do Not Know
Age, if known: <u>8</u> Years <u>per prev. owner</u>			<input checked="" type="checkbox"/>
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one roof on the house? If so, how many layers? _____			<input checked="" type="checkbox"/>

  

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?		<input checked="" type="checkbox"/>	
Explain:			

  

4. OTHER DISCLOSURES	Yes	No	Do Not Know
Do improvements have aluminum wiring?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any foundation problems with the improvements?		<input checked="" type="checkbox"/>	
Are there any encroachments?			<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?			<input checked="" type="checkbox"/>
Is the present use a nonconforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites, or rodents?		<input checked="" type="checkbox"/>	
Have any improvements been treated for wood destroying insects?			<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

\* - Appliances are working, but will be left in their as is condition.

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).  
South exterior Garage wall caught fire on 5-25-09 from warm ashes left in compost pile. Damage is cosmetic only and will be repaired by professionals. Structure is sound

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Signature of Seller: <u>County L. Smith</u>	Date: <u>5-26-09</u>	Signature of Buyer:	Date:
Signature of Seller: <u>Annalisa Oraler</u>	Date: <u>5-26-09</u>	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:

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



Form #03. IAR 2009

