

# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

DATE: 11/11/05

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 24-4.6-2) 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

57119 Bluff Crest Dr

**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	X			
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)			X	
TV Antenna / Dish			X	
Trash Compactor	X			
<b>B. ELECTRICAL SYSTEM</b>				
Air Purifier	X			
Burglar Alarm				X
Ceiling Fan(s)			X	
Garage Door Opener/ Control(s)			X	
Inside Telephone Wiring and Blocks / Jacks			X	
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)		X	X	
Switches and Outlets		X		
Vent Fan(s)			X	
60/100/200 Amp Service (Circle one)				X
<b>C. HEATING AND COOLING SYSTEM</b>				
Attic Fan	X			
Central Air Conditioning			X	
Air Cleaner	X			
Fireplace			X	
Fireplace Insert	X			
Furnace Heat/Electric	X			
Furnace Heat/Gas			X	
Humidifier			X	
Propane Tank			X	
Solar House-Heating	X			
Woodburning Stove	X			
Hot Water Heat	X			
Other Heating Source	X			
<b>D. WATER AND SEWER SYSTEM</b>				
Cistern	X			
Septic Field / Bed			X	
Hot Tub/Spa/Swimming Pool	X			
Plumbing			X	
Aerator System	X			
Sump Pump			X	
Irrigation System/Sprinkler			X	
Water Heater / Electric	X			
Water Heater / Gas			X	
Water Heater / Solar	X			
Water Purifier	X			
Water Softener			X	
Well			X	
Other Sewer System (Explain)				

**D. WATER AND SEWER SYSTEM CONTINUED**

	Yes	No	Do Not Know
Are the improvements connected to a public water system?		X	
Is it available?			X
Are the improvements connected to a public sewer system?		X	
Is it available?			X
Are the improvements connected to a private community water 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 sewer system?			
Is hook-up to a public utility required within a specified time period or upon failure of current system?			X
Have any sewer or water fees or assessments been paid?			X
Are any fixtures, components or appliances leased? (Explain)		X	

**2. ROOF**

	Yes	No	Do Not Know
Age, if known: <u>9</u> Years.			
a. Does the roof leak?		X	
b. Is there present damage to the roof?		X	
c. Is there more than one roof on the house? If so, how many? _____ layers.			X

**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, trench, shaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation or PCB's? (If yes, please explain in Section E. Additional Comments and/or Explanations)			X

**4. OTHER DISCLOSURES**

	Yes	No	Do Not Know
Do improvements have aluminum wiring?			X
Are there any foundation problems with the improvements?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes or restrictive covenants?		X	
Is the present use a non-conforming use? (Explain)			
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is access to your property via an easement?		X	
Have you received any notice by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the buildings?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, fire, termites, wood destroying insects, or rodents?		X	
Have any improvements been treated for wood destroying insects?		X	
Are the furnace /woodstove/ chimney/ flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does (Did) the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
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?	X		
Is the property located within one (1) mile of an airport?		X	

