

DISCLOSURE Pg 1



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE State Form 46234 (R06-14)

Date (month, day, year)
6/9/2022

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 other substances as required by P.L. 189 2014. Future 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 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) 3559 W. 100 N. Kokomo, IN 46901

1. The following are the conditions indicated:

A. APPLIANCES	None/Not 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		/			Cistern	/				
Clothes Dryer	/				Septic Field/Bed			/		
Clothes Washer	/				Hot Tub	/				
Dishwasher	/				Plumbing			/		
Disposal	/				Aerator System	/				
Freezer	/				Sump Pump	/				
Gas Grill	/				Irrigation Systems	/				
Hood	/				Water Heater/Electric	/				
Microwave Oven	/				Water Heater/Gas			/		
Oven	/				Water Heater/Solar	/				
Range	/				Water Purifier	/				
Refrigerator	/				Water Softener	/				
Room Air Conditioner(s)	/				Well			/		
Trash Compactor	/				Septic and Holding Tank/Septic Mound	/				
TV Antenna/Dish	/				Geothermal and Heat Pump	/				
Other:	/				Other Sewer System (Explain)	/				
					Swimming Pool & Pool Equipment	/				
								Yes	No	Do Not Know
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	Are the structures connected to a public water system?			/		
Air Purifier	/				Are the structures connected to a public sewer system?			/		
Burglar Alarm	/				Are there any additions that may require improvements to the sewage disposal system?			/		
Ceiling Fan(s)	/				If yes, have the improvements been completed on the sewage disposal system?			/		
Garage Door Opener / Controls	/				Are the improvements connected to a private/community water system?			/		
Inside Telephone Wiring and Blocks/Jacks	/				Are the improvements connected to a private/community sewer system?			/		
Intercom	/				D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Light Fixtures	/				Attic Fan	/				
Sauna	/				Central Air Conditioning	/				
Smoke/Fire Alarm(s)	/				Hot Water Heat	/				
Switches and Outlets	/				Furnace Heat/Gas	/				
Vent Fan(s)	/				Furnace Heat/Electric	/				
60/100/200 Amp Service (Circle one)	70				Solar House-Heating	/				
Generator	/				Woodburning Stove	/				
					Fireplace	/				
					Fireplace Insert	/				
					Air Cleaner	/				
					Humidifier	/				
					Propane Tank	/				
					Other Heating Source	/				

NOTE: Means a condition that would have a significant "Defect" 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 <u>Antonia J. Leap</u>	Date (mm/dd/yy) <u>06/05/22</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
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 (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

DISCLOSURE Pg 2

Property address (number and street, city, state, and ZIP code)
3354 W 100 N Kokomo, IN 46901

2. ROOF				4. OTHER DISCLOSURES			
Ags. If known	Years	YES	NO	DO NOT KNOW	YES	NO	DO NOT KNOW
Does the roof leak?			/				/
Is there present damage to the roof?			/				/
Is there more than one layer of shingles on the house?			/				/
If yes, how many layers?							
3. HAZARDOUS CONDITIONS				5. ACCESS			
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 there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		/					
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		/					
Explain: <i>The house was built in 1960 so most likely lead paint exists but is either painted or wall paper over it</i>				Is the access to your property via a private road? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Is the access to your property via a public road? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Is the access to your property via an easement? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Have you received any notices by any governmental or quasi-governmental agencies affecting this property? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Are there any structural problems with the building? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Have any substantial additions or alterations been made without a required building permit? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Are there moisture and/or water problems in the basement, crawl space area, or any other area? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Is there any damage due to wind, flood, termites, or rodents? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Have any structures been treated for wood destroying insects? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Are the furnace/woodstove/chimney/flue all in working order? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Is the property in a flood plain? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Do you currently pay for flood insurance? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Does the property contain underground storage tank(s)? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Is the homeowner a licensed real estate salesperson? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Is there any threatened or existing litigation regarding the property? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Is the property subject to covenants, conditions and/or restrictions of a homeowners association? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW Is the property located within one (1) mile of an airport? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DO NOT KNOW			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:				6. SELLER'S CERTIFICATION			
(Use additional pages, if necessary)				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		Date (mm/dd/yy)		Signature of Buyer		Date (mm/dd/yy)	
<i>[Signature]</i>		<i>06/05/23</i>					
Signature of Seller		Date (mm/dd/yy)		Signature of Buyer		Date (mm/dd/yy)	
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 (at closing)		Date (mm/dd/yy)		Signature of Seller (at closing)		Date (mm/dd/yy)	



FORM #03.

