Reset Form

Date (*month, day, year*)

# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

**NOTE:** This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure 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 street, city, state, and ZIP code*)

1. The following are in the conditions indicated:

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

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

**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.**

| C. WATER & SEWER SYSTEM | None/Not Included/ Rented | Defective | Not Defective | Do Not Know |
|---|---|---|---|---|
| Cistern | | | | |
| Septic Field / Bed | | | | |
| Hot Tub | | | | |
| Plumbing | | | | |
| Aerator System | | | | |
| Sump Pump | | | | |
| Irrigation Systems | | | | |
| Water Heater / Electric | | | | |
| Water Heater / Gas | | | | |
| Water Heater / Solar | | | | |
| Water Purifier | | | | |
| Water Softener | | | | |
| Well | | | | |
| Septic & Holding Tank/Septic Mound | | | | |
| Geothermal and Heat Pump | | | | |
| Other Sewer System (*Explain*) | | | | |
| Swimming Pool & Pool Equipment | | | | |

| | Yes | No | Do Not Know |
|---|---|---|---|
| Are the structures connected to a public water system? | | | |
| Are the structures connected to a public sewer system? | | | |
| Are there any additions that may require improvements to the sewage disposal system? | | | |
| If yes, have the improvements been completed on the sewage disposal system? | | | |
| Are the improvements connected to a private/community water system? | | | |
| Are the improvements connected to a private/community sewer system? | | | |

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

**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*) |
|---|---|---|---|
| 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*) |
|---|---|---|---|

Property address (*number and street, city, state, and ZIP code*)

| 2. ROOF | YES | NO | DO NOT KNOW |
|---|---|---|---|
| Age, if known: _____ Years. | | | |
| 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 | 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? | | | |
| Is there contamination caused by the manufacture of 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:

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

| 4. OTHER DISCLOSURES | YES | NO | DO NOT KNOW |
|---|---|---|---|
| Do structures have aluminum wiring? | | | |
| Are there any foundation problems with the structures? | | | |
| Are there any encroachments? | | | |
| Are there any violations of zoning, building codes, or restrictive covenants? | | | |
| Is the present use a non-conforming use? Explain: | | | |
| Is the access to your property via a private road? | | | |
| Is the access to your property via a public road? | | | |
| Is the 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 structures 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? | | | |

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