



## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE



**DISCLAIMER:** Listing and Selling Brokers cannot comment upon or interpret any part of this Disclosure 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.

1705 Ravinia, West Lafayette, IN 47906

Property address (number and street, city, state, 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)			✓	
Door Bell / Chimes			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks				✓
Intercom	✓			
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarm(s)			✓	
Switches and Outlets			✓	
Vent Fan(s)			✓	
Whirlpool Tub	✓			
Generator	✓			
60/100/200 Amp Service (Circle one)				
Comments:				

C. WATER & SEWAGE SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Cistern	✓				
Septic Field / Bed	✓				
Septic and Holding Tank/Septic Mound	✓				
Hot Tub	✓				
Plumbing			✓		
Aerator System	✓				
Sump Pump	✓				
Irrigation Systems	✓				
Water Heater / Electric	✓				
Water Heater / Gas			✓		
Water Heater / Solar	✓				
Water Purifier	✓				
Water Softener			✓		
Well	✓				
Other Sewer System (Explain)					
			Yes	No	Do Not Know
Are the structures connected to a public water system?			✓		
Are the structures connected to a public sewer system?			✓		
Are the structures connected to a private/community water system?				✓	
Is your well shared with another property owner?				✓	
Are the structures connected to a private/community 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?					✓
Have you had problems with water pressure?				✓	
Have you had problems with septic system?				✓	
How deep is the well? _____					
Location of the well? _____					
Is the well dug or drilled? _____					
When was the septic last pumped? _____					

**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.**

Signature of Seller: Laura Kingsley	Date:	Signature of Buyer:	Date:
Signature of Seller: <i>Laura J. Kingsley</i>	Date: 3/4/15	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 (at closing)	Date:	Signature of Seller (at closing)	Date:

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	✓			
Central Air Conditioning			✓	
Hot Water Heat - Boiler			✓	
Furnace Heat / Gas			✓	
Furnace Heat / Electric	✓			
Furnace Heat / Oil	✓			
Solar House - Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Heat Pump	✓			
Baseboard	✓			
Geo-Thermal	✓			
Radiant	✓			
Other Heating Source	✓			
Do you own your fuel tank? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				

2. ROOF	Yes	No	Do Not Know
Age, if known: <u>1</u> yr. <u>      </u> 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?			
Other Roof Material: _____			

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 the 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: _____			

4. POOL INFORMATION
<i>None</i>
Brand / Type _____ Depth _____
Age of Pool _____ Age of Pump _____
Age of Liner _____ # of Gallons _____
Does the pool & all equipment that is staying function properly? Yes <input type="checkbox"/> No <input type="checkbox"/> Comments: _____

5. 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: _____		✓	
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, or have there been, 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 the presence of wood destroying insects? If so, when? _____		✓	
Is there a current service contract with an exterminator? Yes <input type="checkbox"/> No <input type="checkbox"/>			
If so, company name and annual cost: _____ \$ _____			
Are the furnace/wood stove/chimney/flue all in working order?	✓		
Is the property covered by hazard/homeowner insurance?	✓		
To your knowledge, have there been losses or claims related to the structure reported in the last 3 years?		✓	
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 broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		✓	

Signature of Seller: <u>Laura Kingsley</u>	Date: _____	Signature of Buyer: _____	Date: _____
Signature of Seller: <u>Laura Kingsley</u>	Date: <u>3/4/15</u>	Signature of Buyer: _____	Date: _____
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5. OTHER DISCLOSURES cont.	Yes	No	Do Not Know	5. OTHER DISCLOSURES cont.	Yes	No	Do Not Know
What is the association fee? _____		<input checked="" type="checkbox"/>		Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is your driveway shared with a neighbor?		<input checked="" type="checkbox"/>		Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>		If yes, explain: _____			
Is there a shared maintenance expense?		<input checked="" type="checkbox"/>					

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

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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.

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Signature of Seller: <i>Laura J. Kingsley</i>	Date: 3/4/15	Signature of Buyer:	Date:

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