



## 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.

**1857 Alydar, 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	None			
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher			X	
Disposal			X	
Freezer	None			
Gas Grill	None			
Hood	None			
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)			X	
Trash Compactor	None			
TV Antenna / Dish	None			
Other:				

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

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

**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: <u>Cut D. Amalia</u>	Date: <u>5/11/15</u>	Signature of Buyer:	Date:
Signature of Seller: <u>Chris A. Foreman</u>	Date: <u>5/11/15</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 (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	None			
Central Air Conditioning			X	
Hot Water Heat - Boiler	None			
Furnace Heat / Gas			X	
Furnace Heat / Electric	None			
Furnace Heat / Oil	None			
Solar House - Heating	None			
Woodburning Stove	None			
Fireplace			X	
Fireplace Insert			X	
Air Cleaner	None			
Humidifier	None			
Propane Tank	None			
Heat Pump	None			
Baseboard	None			
Geo-Thermal	None			
Radiant	None			
Other Heating Source				
Do you own your fuel tank? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				

2. ROOF	Yes	No	Do Not Know
Age, if known: _____ Years.			X
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
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?		X	
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?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	
Explain: _____			

4. POOL INFORMATION
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 checked="" type="checkbox"/> Comments: _____

5. OTHER DISCLOSURES	Yes	No	Do Not Know
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?		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: _____		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there, or have there been, moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for the presence of wood destroying insects? If so, when? _____		X	
Is there a current service contract with an exterminator? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If so, company name and annual cost: _____ \$ _____			

Are the furnace/wood stove/chimney/flue all in working order?	X		
Is the property covered by hazard/homeowner insurance?	X		
To your knowledge, have there been losses or claims related to the structure reported in the last 3 years?		X	
Is the property in a flood plain?		X	
Do you currently pay flood insurance?			
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	X		

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