

Date (month, day, year)



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.

Property address (number and street, city, state, ZIP code) 2541 Neil Armstrong Dr Apt J West Lafayette, IN 47906

I. The following are in the conditions indicated:

| A. APPLIANCES | None/Not Included/Rented | Defective | Not Defective | Do Not Know | C. WATER & SEWAGE SYSTEM | None/Not Included/Rented | Defective | Not Defective | Do Not Know |
|-------------------------|--------------------------|-----------|---------------|-------------|--------------------------------------|--------------------------|-----------|---------------|-------------|
| Built-In Vacuum System | ✓ | | | | Cistern | | | | |
| Clothes Dryer | | | ✓ | | Septic Field / Bed | ✓ | | | |
| Clothes Washer | | | ✓ | | Septic and Holding Tank/Septic Mound | ✓ | | | |
| Dishwasher | | | ✓ | | Hot Tub | ✓ | | | |
| Disposal | ✓ | | | | Plumbing | | | | |
| Freezer | ✓ | | | | Aerator System | ✓ | | ✓ | |
| Gas Grill | ✓ | | | | Sump Pump | ✓ | | | |
| Hood | | | | | Irrigation Systems | ✓ | | | |
| Microwave Oven | | | ✓ | | Water Heater / Electric | ✓ | | | |
| Oven | | | ✓ | | Water Heater / Gas | ✓ | | ✓ | |
| Range | | | ✓ | | Water Heater / Solar | ✓ | | | |
| Refrigerator | | | ✓ | | Water Purifier | ✓ | | | |
| Room Air Conditioner(s) | | | ✓ | | Water Softener | ✓ | | | |
| Trash Compactor | ✓ | | | | Well | ✓ | | ✓ | |
| TV Antenna / Dish | ✓ | | | | Other Sewer System (Explain) | | | | |
| Other: | | | | | | | | | |

| B. ELECTRICAL SYSTEM | None/Not Included/Rented | Defective | Not Defective | Do Not Know | Yes | No | Do Not Know | |
|--|--------------------------|-----------|---------------|-------------|--|----|-------------|--|
| Air Purifier | ✓ | | | | Are the structures connected to a public water system? | ✓ | | |
| Burglar Alarm | ✓ | | | | Are the structures connected to a public sewer system? | ✓ | | |
| Ceiling Fan(s) | | | ✓ | | Are the structures connected to a private/community water system? | | ✓ | |
| Door Bell / Chimes | ✓ | | | | Is your well shared with another property owner? | | ✓ | |
| Garage Door Opener / Controls | ✓ | | | | Are the structures connected to a private/community sewer system? | | ✓ | |
| Inside Telephone Wiring and Blocks / Jacks | | | ✓ | | Are there any additions that may require improvements to the sewage disposal system? | | ✓ | |
| Intercom | ✓ | | | | If yes, have the improvements been completed on the sewage disposal system? | | | |
| Light Fixtures | | | | | Have you had problems with water pressure? | | ✓ | |
| Sauna | ✓ | | | | Have you had problems with septic system? | | ✓ | |
| Smoke / Fire Alarm(s) | | | | | How deep is the well? | | | |
| Switches and Outlets | | | ✓ | | Location of the well? | | | |
| Vent Fan(s) | | | ✓ | | Is the well dug or drilled? | | | |
| Whirlpool Tub | ✓ | | | | When was the septic last pumped? | | | |
| Generator | ✓ | | | | | | | |
| 60/100/200 Amp Service (Circle one) | | | | | | | | |
| Comments: | | | | | | | | |

NOTE: Defective 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 the 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: [Signature] Date: _____ Signature of Buyer: _____ Date: _____
 Signature of Seller: [Signature] Date: _____ 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: _____

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| D. HEATING & COOLING SYSTEM | None/Not Included/Noted | Defective | Not Defective | Do Not Know |
|-----------------------------------|-------------------------|-----------|---------------|-------------|
| Allie 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 No | | | | |

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 ___ No ___ Comments: _____

2. ROOF

Age, if known: _____ Years.

Does the roof leak? Yes No Do Not Know

Is there present damage to the roof? Yes No Do Not Know

Is there more than one layer of shingles on the house? Yes No Do Not Know

If yes, how many layers? _____

Other Roof Material: _____

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 No | | | ✓ |
| If so, company name and annual cost: _____ \$ _____ | | | |

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: _____ | | | |

Are the furnace/wood stove/chimney/flue all in working order? Yes No Do Not Know

Is the property covered by hazard/homeowner insurance? Yes No Do Not Know

To your knowledge, have there been losses or claims related to the structure reported in the last 3 years? Yes No Do Not Know

Is the property in a flood plain? Yes No Do Not Know

Do you currently pay flood insurance? Yes No Do Not Know

Does the property contain underground storage tank(s)? Yes No Do Not Know

Is the homeowner a licensed real estate broker? Yes No Do Not Know

Is there any threatened or existing litigation regarding the property? Yes No Do Not Know

Is the property located within one (1) mile of an airport? Yes No Do Not Know

Is the property subject to covenants, conditions and/or restrictions of a homeowner's association? Yes No Do Not Know

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 Signature of Seller: _____ Date: _____ Signature of Buyer: _____ Date: _____
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II. ADDITIONAL COMMENTS, EXPLANATIONS OR UPDATES: (Use additional pages if necessary).

- cabinets replaced in 2013
- New range and microwave
- New washer/dryer in 2007
- New water softener 2013
- New Trim and Exterior Doors throughout
- New Dishwasher 2011
- New Bathroom counter top in both baths and faucets
- New Carpet 2007
- New Kitchen sink 2009
- All New lighting fixtures in 2007
- New baseboard heaters in bathrooms and master bedroom
- All new light switches and outlets in 2007

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 <i>Kathy Van Hise</i> | Date | Signature of Buyer | Date |
| Signature of Seller <i>Kathy Van Hise</i> | Date | 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 | Date | Signature of Seller | Date |
|---------------------|------|---------------------|------|

(Indiana Real Estate Commission; 876 IAC 1-4-2)