

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.

909 Windsor Drive, West Lafayette, IN 47906 Property address (number and street, city, state, ZIP code)

1 '	Tha f	Mourina	ara in t	ha cand	litione	indicated:
-----	-------	---------	----------	---------	---------	------------

				,	<u> </u>						
A. APPLIANCES	None/Not included/ Rented	Defective	Not	Do Not	C. WATER & SEWAGE	None/Not included/ Rented	Defective	No		Do Not	
			Defective	Know	SYSTEM	Rented		Defe	clive	Know	
Built-in Vacuum System	X				Cistern	Χ					
Clothes Dryer			X		Septic Field / Bed	X					
Clothes Washer			Χ		Septic and Holding Tank/Septic	X					
Dishwasher	,		χ		Mound						
Disposal	L.X				Hot Tub	Χ		X			
Freezer	<u> </u>				Plumbing						
Gas Grill	X				Aerator System	X					
Hood			X		Sump Pump	X					
Microwave Oven			X		Irrigation Systems	X					
Oven			X		Water Heater / Electric			\mathbf{X}			
Range			X		Water Heater / Gas			X			
Refrigerator			X		Water Heater / Solar	X					
Room Air Conditioner(s)	X				Water Purifier	X					
Trash Compactor	X				Water Softener			\ \chi	,		
TV Antenna / Dish	X				Well	V					
Olher:					Other Sewer System (Explain)		l				
0					Other Control Cyclem (Exprain)				A1.	D. N.	
								Yes	No	Do Not Know	
B. ELECTRICAL SYSTEM None/Not Defective			Not	Do Not	Are the structures connected to	to a public water					
_,	None/Not Included/ Rented		Defective		system?		X				
					Are the structures connected to	a public se	wer	X			
Air Purifier X Burglar Alarm					system?			^			
Ceiling Fan(s)	1		X		Are the structures connected to a private/community						
Door Bell / Chimes					water system?	a piiratoro	oninidanty		X		
Garage Door Opener / Controls					- L						
Incide Telephone Wiring and					Is your well shared with another				X		
Blocks / Jacks	X				Are the structures connected to	a private/c	ommunity		$ \chi $		
Intercom	X				sewer system?				^		
ight Fixtures X			Are there any additions that may	require							
Sauna X				improvements to the sewage dis	posal syst	em?		$ \mathbf{x} $			
		Χ		If yes, have the improvements b	•						
Switches and Outlets			—Х́			een compi	etea on the				
Vent Fan(s)	V		AL LA		sewage disposal system?						
Whirlpool Tub	//		71 0 //		Have you had problems with wa				X		
Generator		Have you had problems with septic system?									
60/100/200 Amp Service (Circle	(000)				How deep is the well?						
Comments:	one)				Location of the well?						
Comments:					Is the well dug or drilled?						
					When was the septic last pumped?						
					Witer was the septic last pumpe	JU!					
NOTE: "Defect" means a condition future occupants of the property, or	that would	have a sign	ificant adve	rse elfect o	on the value of the property, that wou I significantly shorten or adversely alle	ld significan	itly impair th	e heal ife of t	th or he pre	safety of emises.	
Signature of Seller: Sen Social	Signature of Buyer:				Date:						
Signature of Seller: Sefn Soft 3/27/15 Signature of Seller: Date:					Signature of Buyer:			Dat	Date:		
					<u> </u>			<u>L</u>			
The seller hereby certifies that the condition of the property is substantially the same a					s it was when the Seller's Disclosure form	n was origina	lly provided t				
Signature of Seller (at closing) Date:					Signature of Seller (at closing)				Date:		

Fax: 765.497.1003

D. HEATING & COOLING None/Not Defective Not Do Not 4. POOL INFORMATION										
SYSTEM	None/Not Included/ Rented		Defec	tive	Know					
Attic Fan					X	Brand / Type Doub				
Central Air Conditioning				Brand / Type Depth Age of Pool Age of Pump Age of Liner # of Gallons						
Hot Water Heat - Boiler	X					Age of Pool Age of Pump	·			
Furnace Heat / Gas			X			Age of Liner # of Gallons				
Furnace Heat / Electric	X		· ·		<u></u>	Does the pool & all equipment that is staying function	n properly?			
Furnace Heat / Oil	<i>X</i>					Yes No Comments:				
Solar House - Heating	X/									
Woodburning Stove	X					5. OTHER DISCLOSURES	Yes	No	Do Not	
Fireplace					X	1	100	110	Know	
Fireplace Insert	X.					Do structures have aluminum wiring?		X		
Air Cleaner	- - 					Are there any foundation problems with the				
Humidifier	├					structures?		X		
Propane Tank Heat Pump	$+\hat{\mathbf{v}}$					Are there any encroachments?		X		
Baseboard	*					Are there any violations of zoning, building codes				
Geo-Thermal	eboard A					or restrictive covenants?		X		
Radiant	- →					Is the present use a non-conforming use? Explain:		X		
Other Heating Source	- ∕∕							Κ.		
Do you own your fuel tank? Ye	s No					Have you received any notices by any governmental				
Do you own your ruer tark! Te	S 110					or quasi-governmental agencies affecting this		X	!	
6 B00E			T _V -	. 11.	D- N-1	1 property?		•		
2. R00F			Ye	SINC	Do Not	Are there any structural problems with the building?		X		
					Know	Have any substantial additions or alterations been				
Age, if known:	Years.				X	made without a required building permit?		×		
Does the roof leak?				X		Are there, or have there been, moisture and/or				
Is there present damage to the	roof?			ĪΧ	,	water problems in the basement, crawl space area,		X		
Is there more than one layer of	shingles on	the house'	?	X		or any other area?				
If yes, how many layers?						Is there any damage due to wind, flood, termites or		X		
Other Roof Material:						rodents?		Χ.		
						Have any structures been treated for the presence		X		
						of wood destroying insects?		^		
3. HAZARDOUS CONDITIONS	,		v 1	1	ъ	If so, when?				
3. HAZARDOUS CONDITIONS	•		Yes	No	Do Not	Is there a current service contract with an exterminator	r? Ye:	3 <u> </u>	No	
					Know	If so, company name and annual cost:				
Have there been or are there an	v hazardoi	ıs	- [[]				
conditions on the property, such	as methar	ne das.				Are the furnace/wood stove/chimney/flue all in			 .:	
conditions on the property, such lead paint, radon gas in the hou	se or well.	io gao,				working order?	X			
radioactive material, landfill, mineshaft, expansive				X		Is the property covered by hazard/homeowner	X			
soil, toxic materials, mold, other biological				- 1		insurance?	Х			
contaminants, asbestos insulation or PCB's?				1		To your knowledge, have there been losses or	\neg			
						claims related to the structure reported in the last 3		X		
Is there contamination caused b	y the manu	ifacture		- 1		years?]	^\		
of a controlled substance on the property that has				Χl		Is the property in a flood plain?		X		
not been certified as decontamin		ا	ľ	_		Do you currently pay flood insurance?		X		
inspector approved under IC 13	-14-1-15?					Does the property contain underground storage		X		
Has there been manufacture of	methamnh	etamine				tank(s)?		_ `. I		
or dumping of waste from the m	anufacture	of		√ l		Is the homeowner a licensed real estate broker?		X		
methamphetamine in a residenti			ŀ	X		Is there any threatened or existing litigation regarding		X		
property?	ar ollaolar	, 011 1110				the property?		Δ		
				l		Is the property located within one (1) mile of an		X		
Explain:						airport?		$\stackrel{\wedge}{-}$		
						Is the property subject to covenants, conditions		\mathbf{x}		
						and/or restrictions of a homeowner's association?		^		
Signature of Seller; Sean Scot			Dat	e;	····	Signature of Buyer:	Date	ə;		
, ,			3	127	7/15				1	
Signature of Seller: Date:					Signature of Buyer:	Date	e:			
1										
	ndition of the	property is s			s it was when the Seller's Disclosure form was originally provided to					
Signature of Seller (at closing)			Dat	e.		Signature of Seller (at closing)	Date) :		

5. OTHER DISCLOSURES cont.	Yes	No	Do Not Know	5. OTHER DISCLOSURES cont.	Yes	Nο	Do Not					
What is the association fee?			KHOW	le the eggent to your property via a public read?	ļ.		Know					
Is your driveway shared with a neighbor?		7		Is the access to your property via a public road? Is the access to your property via an easement?	 							
Is the access to your property via a private road?		X		If yes, explain:	operty via an easement?							
Is there a shared maintenance expense?		X										
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary.)												
						-	i					
-												
-												
				100 MANAGE - 6 Pro- 1								
												
							i					

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	e:		Signature of Buyer:	Date:							
Sean Scott	3/	27	15									
// */	17	4	. \7									
Signature of Seller:	Date) :		Signature of Buyer:	Date:		ĺ					
					<u> </u>							
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:							
· · · · · · · · · · · · · · · · · · ·							:					

(Indiana Real Estate Commission; 876 IAC 9-1-2)