



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

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THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE.



Property Address (number and street): 295 Reinhardt Rd. NE

City, State, and Zip Code: Lanesville, IN 47136

Date (mm/dd/yyyy): 04/18/2013

Seller(s) 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(s) and the owner(s) 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(s) and the owner(s). 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. The owner(s) must complete and sign the disclosure form and submit the form to a prospective buyer(s) before an offer is accepted for the sale of the real estate.

1. THE FOLLOWING ARE IN THE CONDITIONS INDICATED:

A. APPLIANCES	None/Not Included	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	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 (Check One)	☐	☐	☒	☐

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	Defective	Not Defective	Do Not Know
Cistern	☒	☐	☐	☐
Septic Field / Bed	☐	☐	☒	☐
Hot Tub	☒	☐	☐	☐
Plumbing	☐	☐	☒	☐
Aerator System	☒	☐	☐	☐

C. WATER SEWER SYSTEM (cont.)	None/Not Included	Defective	Not Defective	Do Not Know
Sump Pump	☒	☐	☐	☐
Irrigation Systems	☒	☐	☐	☐
Water Heater / Electric	☒	☐	☐	☐
Water Heater / Gas	☐	☐	☒	☐
Water Heater / Solar	☒	☐	☐	☐
Water Purifier	☒	☐	☐	☐
Water Softener	☒	☐	☐	☐
Well	☒	☐	☐	☐
Septic & Holding Tank/ Septic Mound	☐	☐	☐	☐
Other Sewer System:	☐	☐	☐	☐
Explain:	☐	☐	☐	☐

C. WATER SEWER SYSTEM (cont.)	Yes	No	Do Not Know
Are the improvements connected to a public water system?	☒	☐	☐
Are the improvements 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	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	☒	☐	☐	☐
Geothermal and Heat Pump	☒	☐	☐	☐
Other Heating Source:	☒	☐	☐	☐

E. ADDITIONAL COMMENTS AND/OR EXPLANATION (Use additional paper if necessary)

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2. ROOF	Yes	No	Do Not Know
Age, if known <u>6 mos.</u> years.	☒	☐	☐
Does the roof leak?	☐	☒	☐
Is there present damage to the roof?	☐	☒	☐
Is there more than one roof on the house?	☐	☒	☐
If so, 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?	☐	☒	☐
Explain: _____ _____ _____			

4. OTHER DISCLOSURES	Yes	No	Do Not Know
Do improvements have aluminum wiring?	☐	☒	☐
Are there foundation problems with the improvements?	☐	☒	☐
Are there any encroachments?	☐	☒	☐
Is the present use a non-conforming use?	☐	☒	☐
Explain: _____ _____ _____			
Are there any violations of zoning, building codes, or restrictive covenants?	☐	☒	☐
Is the access to your property via a public road?	☒	☐	☐
Is the access to your property via a private 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(s)?	☐	☒	☐
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 improvements 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?	☐	☒	☐

The information contained in this Disclosure has been furnished by the Seller(s), 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(s) or owner(s) 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 buyer(s) at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller(s) and Buyer(s) hereby acknowledge receipt of this Disclosure by signing below.

Seller's Signature <u>X Shorong Smith</u>	Date <u>4-18-13</u>
Seller's Signature	Date

Buyer's Signature	Date
Buyer's Signature	Date

Exceptions, if any, to original disclosure:

Seller's Signature	Date
Seller's Signature	Date

The Seller(s) 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(s).

Seller's Signature	Date
Seller's Signature	Date

Additional comments, if any:

BUYER ACKNOWLEDGES RECEIPT OF DISCLOSURE AT CLOSING	
Buyer's Signature	Date
Buyer's Signature	Date

ORIGINAL: Listing Agency

Copy: Seller