

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated 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, and ZIP code)

1038 Cedar Lane, Spencer, 47460

	ons indicated:					No				
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective		ot ctive	Do Not Know
Built-in Vacuum System					Cistern					
Clothes Dryer					Septic Field/Bed)	
Clothes Washer					Hot Tub					
Dishwasher			Ŏ		Plumbing					
Disposal					Aerator System					
Freezer					Sump Pump					
Gas Grill					Irrigation Systems					
Hood					Water Heater/Electric					
Microwave Oven					Water Heater/Gas					
Oven					Water Heater/Solar					
Range					Water Purifier					
Refrigerator					Water Softener					
Room Air Conditioner(s)					Well				\	
Trash Compactor)	
TV Antenna/Dish					Septicand Holding Tank/Septic Mound	9				
					Geothermal and Heat Pump					
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment	0				
					Swiffining Foot & Foot Equipment			Yes	No	Do Not
								103	140	Know
D. Florida	NI (NI - 4		Not	D. N.	Are the structures connected to a pu	ublic water sy	rstem?			
B. Electrical System	None/Not Included/		Not Defective	Do Not Know	Are the structures connected to a pu					
-,	Rented				Are there any additions that may require improvements to the sewage disposal system?					
							If yes, have the improvements been completed on the			
Air Purifier					If yes, have the improvements been	completed o	n the		0	
Burglar Alarm					If yes, have the improvements been sewage disposal system?					
Burglar Alarm Ceiling Fan(s)	<u> </u>				If yes, have the improvements been sewage disposal system? Are the improvements connected to				_	
Burglar Alarm Ceiling Fan(s) Garage Door Opener / Controls	<u> </u>				If yes, have the improvements been sewage disposal system? Are the improvements connected to water system?	a private/con	nmunity			
Burglar Alarm Ceiling Fan(s)					If yes, have the improvements been sewage disposal system? Are the improvements connected to water system? Are the improvements connected to sewer system?	a private/con	nmunity	N		Do Not
Burglar Alarm Ceiling Fan(s) Garage Door Opener / Controls Inside Telephone Wiring					If yes, have the improvements been sewage disposal system? Are the improvements connected to water system? Are the improvements connected to	a private/con a private/con None/Not Included	nmunity			Do Not Know
Burglar Alarm Ceiling Fan(s) Garage Door Opener / Controls Inside Telephone Wiring and Blocks/Jacks					If yes, have the improvements been sewage disposal system? Are the improvements connected to water system? Are the improvements connected to sewer system? D. HEATING & COOLING SYSTEM	a private/con a private/con None/Not Included Rented	nmunity		ot	
Burglar Alarm Ceiling Fan(s) Garage Door Opener / Controls Inside Telephone Wiring and Blocks/Jacks Intercom					If yes, have the improvements been sewage disposal system? Are the improvements connected to water system? Are the improvements connected to sewer system? D. HEATING & COOLING SYSTEM Attic Fan	a private/con a private/con None/Not Included	nmunity		ot	
Burglar Alarm Ceiling Fan(s) Garage Door Opener / Controls Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures					If yes, have the improvements been sewage disposal system? Are the improvements connected to water system? Are the improvements connected to sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning	a private/con a private/con None/Not Included Rented	nmunity		ot	
Burglar Alarm Ceiling Fan(s) Garage Door Opener / Controls Inside Telephone Wiring and Blocks/Jacks Intercom Light Fixtures Sauna Smoke/Fire Alarm(s)					If yes, have the improvements been sewage disposal system? Are the improvements connected to water system? Are the improvements connected to sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning Hot Water Heat	a private/con a private/con None/Not Included Rented	nmunity		ot	
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					If yes, have the improvements been sewage disposal system? Are the improvements connected to water system? Are the improvements connected to sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas	a private/con a private/con None/Not Included Rented	nmunity		ot	
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)					If yes, have the improvements been sewage disposal system? Are the improvements connected to water system? Are the improvements connected to sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning Hot Water Heat	a private/con a private/con None/Not Included Rented	nmunity		ot	
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					If yes, have the improvements been sewage disposal system? Are the improvements connected to water system? Are the improvements connected to sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating	a private/con a private/con None/Not Included Rented	nmunity		ot	
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 (Circle one) Generator					If yes, have the improvements been sewage disposal system? Are the improvements connected to water system? Are the improvements connected to sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric	a private/con a private/con None/Not Included Rented	nmunity		ot	
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 (Circle one) Generator NOTE: Means a condition tha	at would ha	ve a signific	© Cant'Defect"	adverse	If yes, have the improvements been sewage disposal system? Are the improvements connected to water system? Are the improvements connected to sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating	a private/con a private/con None/Not Included Rented	nmunity		ot	
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 (Circle one) Generator NOTE: Means a condition the effect on the value of the prope	at would ha	ıld significar	Cant"Defect"	e health	If yes, have the improvements been sewage disposal system? Are the improvements connected to water system? Are the improvements connected to sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove	a private/con a private/con None/Not Included Rented	nmunity	Defe	ot	
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 (Circle one) Generator NOTE: Means a condition tha	at would harry, that wou	ıld significar y, or that if r	cant"Defect"	e health removed	If yes, have the improvements been sewage disposal system? Are the improvements connected to water system? Are the improvements connected to sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove Fireplace	a private/con a private/con None/Not Included Rented	nmunity	Defe	ot	
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 (Circle one) Generator NOTE: Means a condition the effect on the value of the prope or safety of future occupants o	at would harry, that wou	ıld significar y, or that if r	cant"Defect"	e health removed	If yes, have the improvements been sewage disposal system? Are the improvements connected to water system? Are the improvements connected to sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove Fireplace Fireplace Insert	a private/con a private/con None/Not Included Rented	nmunity	Defe	ot	
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 (Circle one) Generator NOTE: Means a condition the effect on the value of the prope or safety of future occupants or or replaced would significant	at would harry, that wou	ıld significar y, or that if r	cant"Defect"	e health removed	If yes, have the improvements been sewage disposal system? Are the improvements connected to water system? Are the improvements connected to sewer system? D. HEATING & COOLING SYSTEM Attic Fan Central Air Conditioning Hot Water Heat Furnace Heat/Gas Furnace Heat/Electric Solar House-Heating Woodburning Stove Fireplace Fireplace Insert Air Cleaner	a private/con a private/con None/Not Included Rented	nmunity	Defe	ot	

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 (mm/dd/yy) 06/25/25	Signature of Buyer	Date (mm/dd/yy)				
Rita Boyd	06/25/25						
Signature of Seller -	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)				
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 (mm/dd/vv)	Signature of Seller (at closing)	Date (mm/dd/vv)				

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Property address (number and street, city, state,	and ZIP code	,	1038 Codar Lan	e, Spencer, 47460			
2. ROOF	YES	NO	DO NOT KNOW		\/T0		DO NOT
Age, if known 11 Years.			RITOW	4. OTHER DISCLOSURES	YES	NO	KNOW
Does the roof leak?				Do structures have aluminum wiring?			
Is there present damage to the roof?				Are there any foundation problems with the structures?			
Is there more than one layer of shingles on the		<u> </u>		Are there any encroachments?			
house?				Are there any violations of zoning, building codes, or restrictive covenants?			
If yes, how many layers?				Is the present use of non-conforming use?			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Explain:			
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?		•					
Is there any contamination caused by the				Is the access to your property via a private road?			
manufacture or a controlled substance on the property that has not been certified as				Is the access to your property via a public road?			
decontaminated by an inspector approved under IC 13-14-1-15?				Is the access to your property via an easement?			
Has there been manufacture of				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Are there any structural problems with the building?		•	
Explain:				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 structures been treated for wood destroying insects?			
				Are the furnace/woodstove/chimney/flue all in working order?			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:				Is the property in a flood plain?			
(Use additional pages, if necessary)				Do you currently pay for 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?			
KNOWLEDGE. A disclosure form is not a war inspections or warranties that the prospective	arranty by the buyer or or the property of the	ne owne owner n purchas	er or the owner nay later obtain ser at settlemer	ler, who certifies to the truth thereof, based on the sagent, if any, and the disclosure form may not be. At or before settlement, the owner is required to contit that the condition of the property is substantially the of this Disclosure by signing below.	oe used a disclose a	s a substi ny materia	tute for any Il change in
Signature of Seller Authentision		Date 0	(mm/dd/yy) 5/25/25	Signature of Buyer		Date (mm/dd/yy)	
Signature of Seller			(mm/dd/yy)	Signature of Buyer		Date (mm/dd/yy)	
_	the property			ne as it was when the Seller's Disclosure form was ori	ginally pro		
Signature of Seller (at closing)		Date	(mm/dd/yy)	Signature of Seller (at closing)		Date (mn	n/dd/yy)
^		-					



FORM #03.