



Hansbarger Realty

ERA Offices Worldwide; Each Independently Owned and Operated

Seller's Residential Real Estate Sales Disclosure

Revised 12/7/2005 per State Form 46234 (R/1293)

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 24-4.6-2) 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. 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. Use additional pages if necessary to explain.

Property Address: 140 Lane 100A Pine Canyon Date: 7-16-08

A Appliances		NONE or Not Included	Defective	Not Defective	Do Not Know
1 Built-In Vacuum System		X			
2 Clothes Dryer				X	
3 Clothes Washer				X	
4 Dishwasher				X	
5 Disposal		X			
6 Freezer		X			
7 Gas Grill		X			
8 Hood				X	
9 Microwave Oven				X	
10 Oven				X	
11 Range				X	
12 Refrigerator				X	
13 Room Air Conditioner (2)				X	
14 Trash Compactor		X			
15 TV Antenna/Dish Satellite				X	

B Electrical System		NONE or Not Included	Defective	Not Defective	Do Not Know
1 Air Purifier		X			
2 Burglar Alarm/Security System		X			
3 Ceiling Fan(s)				X	
4 Garage Door Opener/Controls		X			
5 Inside Phone Wiring & Blocks/Jacks		X			
6 Intercom		X			
7 Light Fixtures				X	
8 Sauna		X			
9 Smoke/Fire Alarm(s)				X	
10 Switches and Outlets				X	
11 Vents/Fan				X	
12 60-100-200 Amp Svc (Circle One)				X	

C Roof		YES	NO	Do Not Know
1 Does the roof leak?			X	
2 Is there present damage to the roof?			X	
3 Is there more than one roof? If so, how many layers?			X	
4 If known, what is the age of the roof?	<u>14 years</u>			

E Hazardous Conditions		YES	NO	Do Not Know
1 Have there been, or are there any existing 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? If yes, please explain.			X	

F Water & Sewer System		NONE or Not Included	Defective	Not Defective	Do Not Know
1 Cistern		X			
2 Septic Field/Bed				X	
3 Hot Tub		X			
4 Plumbing		X			
5 Aerator System		X			
6 Sump Pump		X			
7 Irrigation Systems		X			
8 Water Heater/Electric		X			
9 Water Heater/Gas				X	
10 Water Heater/Solar		X			
11 Water Purifier		X			
12 Water Softener Owned - Rented (Circle One)				X	
13 Well				X	
14 Other Sewer System (Explain)		X			

G Heating & Cooling System		NONE or Not Included	Defective	Not Defective	Do Not Know
1 Attic Fan		X			
2 Central Air Conditioning		X			
3 Hot Water Heat				X	
4 Furnace Heat/Gas		X			
5 Furnace Heat/Electric		X			
6 Solar House-Heating		X			
7 Woodburning Stove		X			
8 Fireplace		X			
9 Fireplace Insert		X			
10 Air Cleaner		X			
11 Humidifier		X			
12 Propane Tank Owned - Rented (Circle One)				X	

H Other Disclosures		YES	NO	Do Not Know
1 Do improvements have aluminum wiring?			X	
2 Any foundation problems with the improvements?			X	
3 Are there any encroachments?			X	
4 Are there any violations of zoning, building codes, or restrictive covenants?			X	
5 Is the present use a non-conforming use? If so, explain in "D. Additional Information".			X	
6 Is the access to the property via a private road?			X	
7 Is the access to the property via a public road?		X		
8 Is access to the property via an easement?			X	
9 Are there any structural problems with the building?			X	
10 Have you received any notices by governmental or quasi-governmental agencies affecting this property?		X		
11 Are there moisture and/or water problems in the basement, crawlspace, or any other area?			X	
12 Have any substantial additions or alterations been made without a required building permit?			X	
13 Any damage due to wind, flood, termites or rodents?			X	
14 Have any improvements been treated for wood-destroying insects?			X	
15 Are the furnace, woodstove, chimney, flue in working order?		X		
16 Is the property in a flood plain?			X	
17 Do you currently pay flood insurance?			X	
18 Does the property contain underground storage tanks?			X	
19 Is the homeowner a licensed Indiana Real Estate Broker or Salesperson?			X	
20 Is there any threatened or existing litigation regarding the property?			X	
21 Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?		X		
22 Is the property within one (1) mile of an airport?			X	

D. Additional Information

The information contained in this Disclosure has been furnished by the Seller, who certified 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 the Disclosure by signing below.

[Signature] 7-16-08
 Seller Date
Virginia Hawthorne 7-16-08
 Seller Date

 Purchaser Date

 Purchaser Date

Seller hereby certifies that the property condition is substantially the same as it was when this form was originally provided to Buyer. Buyer receipts copy hereof.

 Seller Date

 Seller Date

 Purchaser Date

 Purchaser Date