



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R/1293)

Date (month, day, year)
6-18-09

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) **2654 Windermere Woods Drive**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	RM				Cistern	RM				
Clothes Dryer	RM				Septic Field/Bed	RM				
Clothes Washer	RM				Hot Tub	RM				
Dishwasher			RM		Plumbing			RM		
Disposal			RM		Aerator System	RM				
Freezer	RM				Sump Pump			RM		
Gas Grill	RM				Irrigation Systems	RM				
Hood			RM		Water Heater/Electric	RM				
Microwave Oven	RM		RM		Water Heater/Gas			RM		
Oven	RM		RM		Water Heater/Solar	RM				
Range	RM		RM		Water Purifier	RM				
Refrigerator			RM		Water Softener	RM				
Room Air Conditioner(s)	RM				Well	RM				
Trash Compactor	RM				Septic and Holding Tank/Septic Mound	RM				
TV Antenna/Dish	RM				Geothermal and Heat Pump	RM				
Other:					Other Sewer System (Explain)	RM				
								Yes	No	Do Not Know
					Are the improvements connected to a public water system?			RM		
					Are the improvements connected to a public sewer system?			RM		
					Are there any additions that may require improvements to the sewage disposal system?				RM	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				RM	
					Are the improvements connected to a private/community sewer system?				RM	
B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Air Purifier				RM	Attic Fan	RM				
Burglar Alarm	RM				Central Air Conditioning			RM		
Ceiling Fan(s)	RM				Hot Water Heat	RM				
Garage Door Opener Controls			RM		Furnace Heat/Gas			RM		
Inside Telephone Wiring and Blocks/Jacks			RM		Furnace Heat/Electric	RM				
Intercom	RM		RM		Solar House-Heating	RM				
Light Fixtures			RM		Woodburning Stove	RM				
Sauna	RM				Fireplace			RM		
Smoke/Fire Alarm(s)			RM		Fireplace Insert	RM				
Switches and Outlets			RM		Air Cleaner				RM	
Vent Fan(s)			RM		Humidifier			RM		
60/100/200 Amp Service (Circle one)			RM		Propane Tank	RM				
					Other Heating Source:					

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.

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>Debra C. Thomas</i>	Date: <i>6/18/09</i>	Signature of Buyer:	Date:
Signature of Seller: <i>Rebecca Thomas</i>	Date: <i>6/18/09</i>	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 Buyer:	Date:
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2. ROOF		Yes	No	Do Not Know	4. OTHER DISCLOSURES		Yes	No	Do Not Know
Age, if known: <u>6 mos</u> Years					Do improvements have aluminum wiring?			NO	
Does the roof leak?			NO		Are there any foundation problems with the improvements?			RM	
Is there present damage to the roof?					Are there any encroachments?				
Is there more than one roof on the house? If so, how many layers? _____			NO		Are there any violations of zoning, building codes, or restrictive covenants?			RM	
3. HAZARDOUS CONDITIONS		Yes	No	Do Not Know	Is the present use a nonconforming use? Explain:			RM	
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?			NO		Is the access to your property via a private road?			RM	
Explain:					Is the access to your property via a public road?		RM		
					Is access to your property via an easement?			RM	
					Have you received any notices by any governmental or quasi-governmental agencies affecting this property?				
					Are there any structural problems with the building?			RM	
					Have any substantial additions or alterations been made without a required building permit?			RM	
					Are there moisture and/or water problems in the basement, crawl space area, or any other area?		* RM		
					Is there any damage due to wind, flood, termites, or rodents?			RM	
					Have any improvements been treated for wood destroying insects?			RM	
					Are the furnace/woodstove/chimney/flue all in working order?		RM		
					Is the property in a flood plain?			RM	
					Do you currently pay flood insurance?			RM	
					Does the property contain underground storage tank(s)?			RM	
					Is the homeowner a licensed real estate salesperson or broker?			RM	
					Is there any threatened or existing litigation regarding the property?			RM	
					Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?		RM		
					Is the property located within one (1) mile of an airport?			RM	

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary)
tingy trickle in store room only — only in event of extreme rain

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Signature of Seller: <i>Sale K. Thomas</i>	Date: <i>6/18/09</i>	Signature of Buyer:	Date:
Signature of Seller: <i>Rosanne S. Thomas</i>	Date: <i>6/18/09</i>	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:
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(Indiana Real Estate Commission; 876 IAC 1-4-2; filed Jun 1, 1994, 5:00 p.m.: 17 IR 2352; filed Jun 14, 1995, 11:00 a.m.: 18 IR 2787; readopted filed Jun 29, 2001, 9:56 a.m.: 24 IR 3824; filed Oct 28, 2002, 12:01 p.m.: 26 IR 789; filed Aug 6, 2003, 12:00 p.m.: 27 IR 186, eff Jan 1, 2004; filed Jan 27, 2006, 10:30 a.m.: 29 IR YYYY, eff Jan 1, 2006 [IC 4-22-2-36 suspends the effectiveness of a rule document for thirty (30) days after filing with the secretary of state. LSA Document #05-101(F) was filed Jan 27, 2006.]