

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 for

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)

15746 Arthur Street, Granger, IN 46617

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	Rented				Cistern	Rented				
Clothes Dryer					Septic Field/Bed				7	
Clothes Washer					Hot Tub					
Dishwasher					Plumbing				7	
Disposal					Aerator System					
Freezer					Sump Pump					
Gas Grill					Irrigation Systems					
Hood					Water Heater/Electric				7	
Microwave Oven					Water Heater/Gas					
Oven					Water Heater/Solar					
Range					Water Purifier				9	
Refrigerator					Water Softener					
Room Air Conditioner(s)					Well				9	
Trash Compactor					Septic and Holding Tank/Septic Mound					
TV Antenna/Dish					Geothermal and Heat Pump					
Other:					Other Sewer System (Explain)					
					Other Gewer Gystern (Explain)					
					Swimming Pool & Pool Equipment					
								Yes	No	Do Not Know
					Are the structures connected to a nu	ıhlic water sı	retem?			KIIOW
B. Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a public water system? Are the structures connected to a public sewer system?					
System	Included/ Rented	Delective	Defective	Know	ll '	are there any additions that may require improvements to			Ö	
Air Purifier					If yes, have the improvements been	completed o	n the			
Burglar Alarm					sewage disposal system?		.,			
Ceiling Fan(s)					Are the improvements connected to a private/community water system?					
Garage Door Opener / Controls					Are the improvements connected to a private/community					
Inside Telephone Wiring and Blocks/Jacks					sewer system?					
Intercom			•		D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Defe	ot ctive	Do Not Know
Light Fixtures					SISIEW	Rented				
Sauna					Attic Fan					
Smoke/Fire Alarm(s)					Central Air Conditioning					
Switches and Outlets					Hot Water Heat)	
Vent Fan(s)					Furnace Heat/Gas					
60/100/200 Amp Service					Furnace Heat/Electric					
(Circle one)					Solar House-Heating					
Generator					Woodburning Stove					
NOTE: Means a condition th					Fireplace	Ŏ				
effect on the value of the prope or safety of future occupants of					Fireplace Insert					
or safety of future occupants of replaced would significant					Air Cleaner	Ŏ				
normal life of the premises.	-			•	Humidifier					
					II 		1	t		
					Propane Tank				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 (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)				
Richard Forduce	08/19/2025						
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/yy) Signature of Seller (at closing) Date (mm/dd/yy)

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Property address (number and street, city, state,	and ZIP cod	,	5746 Arthur Stre	eet, Granger, IN 46617				
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW	
Age, if known ² Years. 1	×						KNOW	
Does the roof leak?				Do structures have aluminum wiring? Are there any foundation problems with the				
Is there present damage to the roof?				structures?				
Is there more than one layer of shingles on the house?				Are there any encroachments?				
If yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?				
				Is the present use of non-conforming use? Explain:				
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				Is the access to your property via an easement?				
under IC 13-14-1-15? 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?		0		
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)?		O		
				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 w inspections or warranties that the prospective	arranty by to ve buyer or ertify to the	he own owner r purchas	er or the owne nay later obtair ser at settleme	ller, who certifies to the truth thereof, based on the disclosure form may not the list of the property is substantially the first of the property is substantially of this Disclosure by signing below.	be used a disclose a	s a substi ny materia	tute for any al change in	
Signature of geller, Richard Fordyce			Signature of Buyer			Date (mm/dd/yy)		
Signature of Seller Date (mm/dd/yy)			Signature of Buyer			Date (mm/dd/yy)		
=	f the propert	-		me as it was when the Seller's Disclosure form was or	iginally pro	vided to th	ne Buyer.	
Signature of Seller (at closing)	e (mm/dd/yy)	Signature of Seller (at closing)		Date (mn	n/dd/yy)			



FORM #03.