

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Date (Month, Day, Year): _____

IMPORTANT NOTICE:

This form has been updated from the version in 876 IAC 9-1-2 to include disclosure questions regarding contamination from controlled substances or methamphetamine, as required by P.L. 180-2014. Additional revisions to 876 IAC 9-1-2 will be forthcoming, but this version is currently in effect.

The Seller affirms that the information provided in this Disclosure reflects the Seller's **current actual knowledge** as of the date above. Buyers and sellers are encouraged to seek professional advice or property inspections and include appropriate terms in any contract regarding such advice, inspections, defects, or warranties. The information provided here is solely the Seller's representation and not that of any agent. This disclosure is not a warranty, nor is it intended to be part of a purchase contract unless explicitly incorporated.

Indiana law (IC 32-21-5) generally requires sellers of one-to-four unit residential properties to complete this form based on the known physical condition of the property. The form must be completed, signed, and delivered to a prospective buyer before an offer is accepted.

Property Address (Number, Street, City, State, ZIP Code):
_____**1. Condition of the following items (check the applicable box):****A. APPLIANCES**

Item	Not Included / Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	☐	☐	☐	☐
Clothes Dryer	☐	☐	☐	☐
Clothes Washer	☐	☐	☐	☐
Dishwasher	☐	☐	☐	☐
Disposal	☐	☐	☐	☐
Freezer	☐	☐	☐	☐

Gas Grill	☐	☐	☐	☐
Microwave	☐	☐	☐	☐
Oven	☐	☐	☐	☐
Range	☐	☐	☐	☐
Refrigerator	☐	☐	☐	☐
Trash Compactor	☐	☐	☐	☐
TV Antenna / Dish	☐	☐	☐	☐
Other: _____	☐	☐	☐	☐

B. ELECTRICAL SYSTEM

Item	Not Included / Rented	Defective	Not Defective	Do Not Know
Air Purifier	☐	☐	☐	☐
Burglar Alarm	☐	☐	☐	☐
Ceiling Fan(s)	☐	☐	☐	☐
Garage Door Opener / Controls	☐	☐	☐	☐
Inside Telephone Wiring / Blocks / Jacks	☐	☐	☐	☐
Intercom	☐	☐	☐	☐

Light Fixtures	☐	☐	☐	☐
Smoke / Fire Alarm(s)	☐	☐	☐	☐
Switches and Outlets	☐	☐	☐	☐
Vent Fan(s)	☐	☐	☐	☐
60 / 100 / 200 Amp Service	☐	☐	☐	☐
Electrical Service Over 200 Amp	☐	☐	☐	☐
Generator	☐	☐	☐	☐

Definition of “Defective”: A condition that would have a significant negative effect on the property’s value, could impact health or safety of future occupants, or if not repaired/replaced, would significantly reduce the expected life of the property.

C. WATER & SEWER SYSTEM

Item	Not Included / Rented	Defective	Not Defective	Do Not Know
Cistern	☐	☐	☐	☐
Septic Field / Bed	☐	☐	☐	☐
Hot Tub	☐	☐	☐	☐
Plumbing	☐	☐	☐	☐
Aerator System	☐	☐	☐	☐
Sump Pump	☐	☐	☐	☐

Irrigation Systems	☐	☐	☐	☐
Water Heater / Electric	☐	☐	☐	☐
Water Heater / Gas	☐	☐	☐	☐
Water Heater / Solar	☐	☐	☐	☐
Water Purifier	☐	☐	☐	☐
Water Softener	☐	☐	☐	☐
Well	☐	☐	☐	☐
Septic & Holding Tank / Septic Mound	☐	☐	☐	☐
Geothermal & Heat Pump	☐	☐	☐	☐
Other Sewer System (Explain): _____	☐	☐	☐	☐
Swimming Pool & Pool Equipment	☐	☐	☐	☐

Additional Questions:

- Connected to public water system? ☐ Yes ☐ No ☐ Do Not Know
- Connected to public sewer system? ☐ Yes ☐ No ☐ Do Not Know
- Any additions requiring sewage system upgrades? ☐ Yes ☐ No ☐ Do Not Know
- If yes, are upgrades completed? ☐ Yes ☐ No ☐ Do Not Know
- Connected to private/community water system? ☐ Yes ☐ No ☐ Do Not Know
- Connected to private/community sewer system? ☐ Yes ☐ No ☐ Do Not Know

D. HEATING & COOLING SYSTEM

Item	Not Included / Rented	Defective	Not Defective	Do Not Know
Attic Fan	☐	☐	☐	☐
Central Air Conditioning	☐	☐	☐	☐
Hot Water Heat	☐	☐	☐	☐
Furnace / Gas	☐	☐	☐	☐
Furnace / Electric	☐	☐	☐	☐
Solar Heating	☐	☐	☐	☐
Wood-Burning Stove	☐	☐	☐	☐
Fireplace	☐	☐	☐	☐
Fireplace Insert	☐	☐	☐	☐
Air Cleaner	☐	☐	☐	☐
Humidifier	☐	☐	☐	☐
Propane Tank	☐	☐	☐	☐
Other Heating Source	☐	☐	☐	☐

CERTIFICATION

The information in this Disclosure has been provided by the Seller based on **current actual knowledge**. This form is not a warranty, nor does it replace inspections or warranties the Buyer may wish to obtain. Before closing, the Seller must disclose any significant changes in the property's condition or certify that the condition remains substantially the same as when originally disclosed.

Acknowledgment:

Signature of Seller _____ Date _____ Signature of Buyer _____ Date _____

Signature of Seller _____ Date _____ Signature of Buyer _____ Date _____
_____**Closing Certification:** The Seller certifies that the property's condition is substantially the same as when this form was originally provided to the Buyer.Signature of Seller (at closing) _____ Date _____ Signature of Seller (at closing)
_____ Date _____