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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date	(month, day, year)
	6-9-25

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) 880 W Williams RD, Bloomington, IN 47404										
1. The following are in the condition	ons indicated:									
A. APPLIANCES	None/Not Included/ Rented	Defective	Nat Defective	Do Net Know	C, WATER & SEWER SYSTEM	None/Not Included Rented	Defective	N Defe		Do Not Know
Built-in Vacuum System			•		Cistern	~				
Clothes Dryer	465		~		Septic Field/Bed			,		
Clothes Washer	ya-s		V		Hot Tub	~				
Dishwasher			/		Plumbing			٧		
Disposal					Aerator System	~				
Freezer	1				Sump Pump	~				
Gas Grill	レ				Irrigation Systems	~		~		
Hood			~		2Water Heater/Electric			V		
Microwave Oven			V		Water Heater/Gas	/				
Oven			/		Water Heater/Solar	/				
Range			V,		Water Purifier	,		ما		
Refrigerator			~		Water Softener	~				
Room Air Conditioner(s)			·/		Well	~				
Trash Compactor	V				Septicand Holding Tank/Septic Mound			L	/	
TV Antenna/Dish					Geothermal and Heat Pump			L	/	
Other:			,		Other Sewer System (Explain)					
mi crowaves			~		. , ,					
					Swimming Pool & Pool Equipment	'				
								Yes	No	Do Not Know
					Are the structures connected to a po	tructures connected to a public water system?				
B. Electrical	None/Not	Defective	Not Defective	Do Not Know	Are the structures connected to a pu	public sewer system?			سا	
System	Included/ Rented		Delective	raiow	Are there any additions that may require improvements to the sewage disposal system? If yes, have the improvements been completed on the		W	•		
Air Purifier										
Burglar Alarm	~				sewage disposal system?	tem? s connected to a private/community				
Ceiling Fan(s)	/								レ	
Garage Door Opener / Controls			~		water system? Are the improvements connected to					
Inside Telephone Wiring and Blocks/Jacks			/		sewer system?		Do Not			
Intercom	V		······································		SYSTEM	Included Rented		Defe	ctive	Know
Light Fixtures			V		Attic Fan	Kemeu		V	_	
Sauna					Central Air Conditioning					
Smoke/Fire Alarm(s)			~		Hot Water Heat					
Switches and Outlets			V			,				
Vent Fan(s)					Furnace Heat/Gas					
60/100/200 Amp Service (Circle one)					Furnace Heat/Electric Solar House-Heating					
Generator					Woodburning Stove		_			
NOTE: Means a condition th	NOTE: Means a condition that would have a significant"Defect" adverse				Fireplace	/				
effect on the value of the prope	erty, that wou	ıld significar	itly impair th	e health	Fireplace Insert	/				
or safety of future occupants o or replaced would significant	r ine propert ly shorten	y, or that it n or adverselv	orrepaired, affect the	expected	Air Cleaner	_/				
normal life of the premises.					Humidifier	/				
							1	T		

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

Propane Tank
Other Heating Source

acknowledge receipt of this disclosure by signing below.								
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)					
Signature of Seller Uses on Bushnell	6-9-2026							
	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)					
Signature of Seller								
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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Phone: 812-333-4041

Fax: 866-541-1263

Property address (number and street, city, state, and ZIP code) 880 W Williams RD, Bloomington, IN 47404							
2. ROOF		***************************************	DO NOT	Biodinington, IN 47404			
Age, if known Years.	YES	NO	KNOW	4. OTHER DISCLOSURES YES	NO	DO NOT KNOW	
			<u> </u>	Do structures have aluminum wiring?			
Does the roof leak?		✓		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?			V	Are there any violations of zoning, building codes, or restrictive covenants?	V		
				Is the present use of non-conforming use? Explain:	-		
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	war govern			
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?	<u> </u>		
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		~		Are there any structural problems with the building?	-		
residential structure on the property? 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?	v		
				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 EXPLANAT	IONS:			Is the property in a flood plain?	1		
(Use additional pages, if necessary)				Do you currently pay for flood insurance? Does the property contain underground storage	V		
				tank(s)?	✓		
				Is the homeowner a licensed real estate salesperson or broker?	V		
				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?	~		
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 Nuns on Prus Rueu Signature of Seller		Date 4-	(mm/dd/yy) 9-2026		Date (mm/		
Signature of Seller		Date	(mm/dd/yy)	Signature of Buyer D	Date (mm/	(dd/yy)	
	the proper			e as it was when the Seller's Disclosure form was originally provid			
Signature of Seller (at closing)		Date	(mm/dd/yy)	Signature of Seller (at closing)	Date (mm/	(dd/yy)	





LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

For use only by members of the Indiana Association of REALTORS®

1	PROP	ERTY	ADDRESS: 880 W Williams RD, Bloomington, IN 47404						
2 3	LEAD	WAR	NING STATEMENT						
4 5 6 7 8 9 10 11	Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified such property may present exposure to lead from lead-based paint that may place young children at risk of developing poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disable reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer with the seller's possession and paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommendated.								
14	SELLE	R'S [DISCLOSURE						
15			e of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)						
16 17 18	(i)		Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):						
19 20 21	(ii)	X	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.						
22									
23 24 25 26 27 28	(b.) Re (i)	cords	and reports available to the seller: (check (i) or (ii) below) Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):						
29 30	(ii)	X	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.						
31			CKNOWLEDGEMENT (initial)						
32	(c.)								
33	(d.)								
34	(e.)	·······	Buyer has (check (i) or (ii) below):						
35 36 37	(i)		received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR						
38 39	(ii)		waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.						
40	BROK	K'S	ACKNOWLEDGMENT (initial)						
41	(f.) 4	re	Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act						
42	V		of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.(NOTE: where the word						
43			"Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)						
44 45									
45									
		-	880 W Williams RD, Bloomington, IN 47404						
-			(Property Address)						

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Fax: 866-541-1263

CERTIFIC	ATION OF	ACCURACY
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The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

This Certification and Acknowledgment may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this Certification and Acknowledgment may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and arebinding on the parties. The original document shall be promptly delivered, if requested.

55 56			2 Times Backerell	× 6/9/202
57	BUYER'S SIGNATURE	DATE	& Vinson Brishnell SELLER'S SIGNATURE	DATE
58 59			y Vinson Bushnell	
60	PRINTED		PRINTED	
61 62				
63 64 65	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE
66	PRINTED		PRINTED /	· · · · · · · · · · · · · · · · · · ·
67 68			flue	6-8-25
69	SELLING BROKER*	DATE	LISTING BROKER	DATE
			Linda Dzierba	

*Only required if the Buyer's Broker receives compensation from the Seller.



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