



Property address (number and street, city, state, and ZIP code)									
880 W Williams RD, Bloomington, IN 47404									
2. ROOF		YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES		YES	NO	DO NOT KNOW
Age, if known Years.				✓	Do structures have aluminum wiring?				✓
Does the roof leak?			✓		Are there any foundation problems with the structures?			✓	
Is there present damage to the roof?				✓	Are there any encroachments?			✓	
Is there more than one layer of shingles on the house?				✓	Are there any violations of zoning, building codes, or restrictive covenants?			✓	
If yes, how many layers?				✓	Is the present use of non-conforming use? Explain:			✓	
3. HAZARDOUS CONDITIONS		YES	NO	DO NOT KNOW					
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 the access to your property via a private road?			✓	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			✓		Is the access to your property via a public road?		✓		
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			✓		Is the access to your property via an easement?			✓	
Explain:					Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			✓	
					Are there any structural problems with the building?			✓	
					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?		✓		
					Is the property in a flood plain?			✓	
					Do you currently pay for flood insurance?			✓	
					Does the property contain underground storage tank(s)?			✓	
					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?			✓	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)									

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>Vinson Bus Ruell</i>		Date (mm/dd/yy) <i>6-9-2026</i>		Signature of Buyer		Date (mm/dd/yy)	
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)	





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 **PROPERTY ADDRESS:** 880 W Williams RD, Bloomington, IN 47404

2
3 **LEAD WARNING STATEMENT**

4 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that
5 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
6 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
7 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
8 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information
9 on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any
10 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended
11 prior to purchase.

12
13
14 **SELLER'S DISCLOSURE**

15 (a.) Presence of lead-based paint and/or lead-based paint hazards: *(check (i) or (ii) below)*

16
17 (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

18
19
20 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

21
22
23 (b.) Records and reports available to the seller: *(check (i) or (ii) below)*

24 (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales*
25 *Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and
26 attach documents below): _____

27
28
29 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

30
31 **BUYER'S ACKNOWLEDGEMENT (initial)**

32 (c.) _____ Buyer has received copies of all information listed above.

33 (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

34 (e.) _____ Buyer has *(check (i) or (ii) below)*:

35 (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
36 the presence of lead-based paint and/or lead-based paint hazards;

37 **OR**

38 (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
39 lead-based paint hazards.

40 **BROKER'S ACKNOWLEDGMENT (initial)**

41 (f.) Lee Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
42 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

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(Property Address)

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46 **CERTIFICATION OF ACCURACY**

47 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
48 have provided is true and accurate.

49
50 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
52 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
53 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
54 document shall be promptly delivered, if requested.

56		<i>x Vinson Bushnell</i>	<i>x 6/9/2026</i>
57	BUYER'S SIGNATURE	SELLER'S SIGNATURE	DATE
58			
59		<i>x Vinson Bushnell</i>	
60	PRINTED	PRINTED	
61			
62			
63	BUYER'S SIGNATURE	SELLER'S SIGNATURE	DATE
64			
65			
66	PRINTED	PRINTED	
67		<i>[Signature]</i>	<i>6-8-25</i>
68			
69	SELLING BROKER*	LISTING BROKER	DATE
		Linda Dzierba	

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



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