



Property address (number and street, city, state, and ZIP code) <b>1624 Lawndale Rd, Elkhart, IN 46514-3710</b>															
<b>2. ROOF</b>				<b>YES</b>	<b>NO</b>	<b>DO NOT KNOW</b>	<b>4. OTHER DISCLOSURES</b>						<b>YES</b>	<b>NO</b>	<b>DO NOT KNOW</b>
Age, if known		Years <u>12</u>					Do structures have aluminum wiring?							<input checked="" type="checkbox"/>	
Does the roof leak?					<input checked="" type="checkbox"/>		Are there any foundation problems with the structures?							<input checked="" type="checkbox"/>	
Is there present damage to the roof?					<input checked="" type="checkbox"/>		Are there any encroachments?							<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?					<input checked="" type="checkbox"/>		Are there any violations of zoning, building codes, or restrictive covenants?							<input checked="" type="checkbox"/>	
If yes, how many layers?							Is the present use of non-conforming use? Explain:								
<b>3. HAZARDOUS CONDITIONS</b>				<b>YES</b>	<b>NO</b>	<b>DO NOT KNOW</b>									
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?					<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>	
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?					<input checked="" type="checkbox"/>		Is the access to your property via a private road?							<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?					<input checked="" type="checkbox"/>		Is the access to your property via a public road?						<input checked="" type="checkbox"/>		
Explain:															
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?					<input checked="" type="checkbox"/>		Is the access to your property via an easement?							<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?					<input checked="" type="checkbox"/>		Have you received any notices by any governmental or quasi-governmental agencies affecting this property?							<input checked="" type="checkbox"/>	
Explain:															
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> <i>(Use additional pages, if necessary)</i>															
Complete Release Water proofing System installed in 2016 in old basement and installed in 2013 in newer basement. The system resolved the water issue. With excessive rains, there can be moisture in the unfinished basement via the old French drain. This is minor and being investigated.															
Are there any structural problems with the building?							Are there any substantial additions or alterations been made without a required building permit?							<input checked="" type="checkbox"/>	
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?						<input checked="" type="checkbox"/>		
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?							<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites, or rodents?							Have any structures been treated for wood destroying insects?							<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?							Are the furnace/woodstove/chimney/flue all in working order?						<input checked="" type="checkbox"/>		
Are the furnace/woodstove/chimney/flue all in working order?							Is the property in a flood plain?							<input checked="" type="checkbox"/>	
Is the property in a flood plain?							Do you currently pay for flood insurance?							<input checked="" type="checkbox"/>	
Do you currently pay for flood insurance?							Does the property contain underground storage tank(s)?							<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?							Is the homeowner a licensed real estate salesperson or broker?							<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?							Is there any threatened or existing litigation regarding the property?							<input checked="" type="checkbox"/>	
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?							<input checked="" type="checkbox"/>	
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?							<input checked="" type="checkbox"/>	
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 <i>Rick Hougall</i>		Date (mm/dd/yy) <u>5/7/18</u>		Signature of Buyer		Date (mm/dd/yy)	
Signature of Seller		Date (mm/dd/yy)		Signature of Buyer		Date (mm/dd/yy)	
<b>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.</b>							
Signature of Seller (at closing)		Date (mm/dd/yy)		Signature of Seller (at closing)		Date (mm/dd/yy)	



FORM #03.



**LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT**  
**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**  
**(SALES)**

1 **PROPERTY ADDRESS:** 1624 Lawndale Rd, Elkhart, IN 46514-3710

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

11  
12 **SELLER'S DISCLOSURE**

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

- 14 (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_  
15  
16  
17  
18 (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

19  
20  
21 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

- 22 (i)  Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate*  
23 *Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list  
24 and attach documents below): \_\_\_\_\_  
25  
26  
27 (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

28  
29 **BUYER'S ACKNOWLEDGEMENT (initial)**

- 30 (c.) \_\_\_\_\_ Buyer has received copies of all information listed above.  
31 (d.) \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.  
32 (e.) \_\_\_\_\_ Buyer has **(check (i) or (ii) below)**:  
33 (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for  
34 the presence of lead-based paint and/or lead-based paint hazards;  
35 **OR**  
36 (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or  
37 lead-based paint hazards.

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

- 39 (f.) SSS Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of  
40 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker"**  
41 **appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**  
42  
43

1624 Lawndale Rd, Elkhart, IN 46514-3710

(Property Address)

**Page 1 of 2 (Lead-Based Paint - Sales)**

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14 **CERTIFICATION OF ACCURACY**

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

17  
18 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be  
19 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this *Certification*  
20 and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that electronically or digitally  
21 transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly  
22 delivered, if requested.

23  
24 Kirsten Housand 5/7/18  
25 SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

26  
27 **Kirsten L Housand**  
28 PRINTED

PRINTED

29  
30  
31 SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

32  
33 PRINTED

PRINTED

34  
35 [Signature] 5-7-18  
36 LISTING BROKER DATE

SELLING BROKER DATE



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**Form #37. Copyright IAR 2018**



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