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

1	PROPERTY	ADDRESS: 8234 Hyland Drive, Nineveh, 46164
2 3 4 5 6 7 8 9 0 1 2	Every such µ lead µ disabi particu with a notify	<b>ING STATEMENT</b> buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that 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 lities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a ular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint ds is recommended prior to purchase.
3 4	SELLER'S D (a.) Presence	ISCLOSURE of lead-based paint and/or lead-based paint hazards: <i>(check (i) or (ii) below)</i>
5 6 7	(i)	Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
8 9 20	(ii)	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
21 22 23 24 25 26 27	(b.) Records a (i)	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):
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 32 33	(c.) (d.)	<b>CKNOWLEDGMENT <i>(initial)</i> _ Buyer has received copies of all information listed above. _ Buyer has received the pamphlet <u>Protect Your Family From Lead In Your Home</u>. _ Buyer has <i>(check (i) or (ii) below):</i></b>
34 35		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;
36 37 38	(ii)	OR waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
39 40 41 42 43 44	BROKER'S 4 (f.)	ACKNOWLEDGMENT (initial) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

# 8234 Hyland Drive, Nineveh, 46164

(Property Address)

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# 45 CERTIFICATION 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 are binding on the parties. The original document shall be promptly delivered, if requested.

BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE
		Fannie Jones	
PRINTED		PRINTED	
BUYER'S SIGNATURE	DATE	<u>SELLER'S SIGNATURE</u>	<u>7/8/10</u> Date
		Barbara Willkerson POA	
PRINTED		PRINTED	
		· · · · · · · · · · · · · · · · · · ·	
SELLING BROKER	DATE	LISTING BROKER	DATE



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8234 Hyland Drive, Nineveh, 46164

(Property Address)

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#### SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE State Form 46234 (R/1293)

Date (month, day, year) 118/10

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, ZIP code)

1. The following are in the conditions indicated:

8234	Hyland	Drive
Nine	veh.	46164

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	N Defe	ot ctive	Do Not Know
Built-in Vacuum System	1	1			Cistern		1			
Clothes Dryer					Septic Field/Bed	1	1		/	
Clothes Washer	V				Hot Tub		1			
Dishwasher	V				Plumbing			, I	/	
Disposal					Aerator System	1				
Freezer					Sump Pump			1		-
Gas Grill	$\checkmark$				Irrigation Systems	V				
Hood					Water Heater/Electric			ι	/	
Microwave Oven					Water Heater/Gas	V				
Oven					Water Heater/Solar		1			
Range			×		Water Purifier					
Refrigerator			1		Water Softener	Z			/	
Room Air Conditioner(s)					Well			1		
					Septic and Holding Tank/Septic Mound			,	/	
Trash Compactor					Geothermal and Heat Pump					
TV Antenna/Dish					Other Sewer System (Explain)					
Other:							•	Yes	No	Do Not
								res		Know
					Are the improvements connected to a public			$\checkmark$		
					Are the improvements connected to a public s	<u> </u>				
					Are there any additions that may require impr the sewage disposal system?		)		$\checkmark$	
					If yes, have the improvements been complete sewage disposal system?	ed on the				
					Are the improvements connected to a private, water system?	/community			$\checkmark$	
					Are the improvements connected to a private, sewer system?	community/			7	
B. ELECTRICAL	None/Not	Defective	Not	Do Not	D. HEATING & COOLING	None/Not Defective			Not	
SYSTEM	Included	Delective	Defective	Know	SYSTEM	Included Defective		Defe	ctive	Do Not Know
Air Purifier					Attic Fan	V				
Burglar Alarm	/				Central Air Conditioning					
Ceiling Fan(s)					Hot Water Heat	V				
Garage Door Opener Controls			-		Fumace Heat/Gas					
Inside Telephone Wiring			1		Fumace Heat/Electric					
and Blocks/Jacks					Solar House-Heating	1				
Intercom					Woodburning Stove					
Light Fixtures					Fireplace					
Sauna	$\checkmark$				Fireplace Insert					
Smoke/Fire Alarm(s)	V				Air Cleaner					
Switches and Outlets					Humidifier				_	
Vent Fan(s)					Propane Tank	V				
60/100/200 Amp Service					Other Heating Source: Base board			لا		
(Circle one)			,		Electric					
NOTE: "Defect" means a condit	ion that woul	d have a signi	ficant adverse	e effect on the		pair the hea	lth or safetv	of fut	ure oc	cupants
NOTE: "Defect" means a condit of the property or that, if not rep	ion that woul aired, remove	d have a signi ed, or replaced	ficant adverse , would signifi	e effect on the cantly shorten	value of the property that would significantly im or adversely affect the expected normal life of th	pair the hea he premises.	lth or safety	of fut	ure oc	cupants
of the property or that, if not repart The information contained in KNOWLEDGE. A disclosure inspections or warranties tha	aired, remove n this Discl form is not t the prospe perty or cert	ed, or replaced osure has be a warranty b ctive buyer o ify to the pure	, would signifi een furnishe y the owner r owner may chaser at sel	cantly shorten d by the Sel or the owner later obtain. tlement that t	value of the property that would significantly im or adversely affect the expected normal life of the lifer, who certifies to the truth thereof, base is agent, if any, and the disclosure form m At or before settlement, the owner is require the condition of the property is substantially	e premises. ed on the nay not be	Seller's C used as a se any mat	URRE subs	NT A	CTUAL for any
of the property or that, if not repute The information contained in KNOWLEDGE. A disclosure inspections or warranties that physical condition of the prop form was provided. Sellar and	aired, remove n this Discl form is not t the prospe perty or cert	ed, or replaced osure has be a warranty b ctive buyer o ify to the pure hereby acknow	, would signifi een furnishe y the owner r owner may chaser at set wledge recei	cantly shorten d by the Sel or the owner later obtain. tlement that t pt of this Disc	value of the property that would significantly im or adversely affect the expected normal life of th ller, who certifies to the truth thereof, bas r's agent, if any, and the disclosure form m At or before settlement, the owner is require the condition of the property is substantially closure by signing below:	e premises. ed on the nay not be	Seller's C used as a se any mat as it was w	URRE subs erial o hen ti	NT A	CTUAL for any
of the property or that, if not report The information contained in KNOWLEDGE. A disclosure inspections or warranties that physical condition of the prop form was provided. Seller and Signature of Seller: During	aired, remove n this Discl form is not t the prospe perty or cert	ed, or replaced osure has be a warranty b ctive buyer o ify to the pure	, would signifi een furnishe y the owner r owner may chaser at se wledge recei 그 Date:	cantly shorten d by the Sel or the owner later obtain. tlement that t pt of this Disc	value of the property that would significantly im or adversely affect the expected normal life of th ller, who certifies to the truth thereof, bas r's agent, if any, and the disclosure form m At or before settlement, the owner is require the condition of the property is substantially closure by signing below: Signature of Buyer:	e premises. ed on the nay not be	Seller's C used as a se any mat as it was w	URRE subs erial d hen th hen th	NT A	CTUAL for any
of the property or that, if not report The information contained in KNOWLEDGE. A disclosure inspections or warranties that physical condition of the prop form was provided. Seller and Signature of Seller:	aired, remove n this Discl form is not t the prospe perty or cert Purchaser I Mun Uu	ed, or replaced osure has be a warranty b ctive buyer o ify to the pur- hereby ackno Uberno	, would signifi een furnishe y the owner r owner may chaser at sef wledge recei 그 Date: Date:	cantly shorten d by the Sel or the owner later obtain. tlement that t pt of this Disc 2/8/10	value of the property that would significantly im or adversely affect the expected normal life of th ller, who certifies to the truth thereof, bas r's agent, if any, and the disclosure form m At or before settlement, the owner is require the condition of the property is substantially closure by signing below:	e premises. and on the hay not be d to disclose the same a	Seller's C used as a se any mat as it was w	URRE subs erial d hen th Pate: Pate:	NT A litute hang ne dis	CTUAL for any e in the closure

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2. ROOF Age, if known: Years	Yes			Nineveh, 46164			
	103	No	Do Not Know	4. OTHER DISCLOSURES	Yes	No	Do Not Know
				Do improvements have aluminum wiring?			
Does the roof leak?		/		Are there any foundation problems with the		1	
Is there present damage to the roof?				improvements? Are there any encroachments?		V	
Is there more than one roof on the house?				Are there any violations of zoning, building			
If so, how many layers?				codes, or restrictive covenants?			
3. HAZARDOUS CONDITIONS	Yes	No	Do Not Know	Is the present use a nonconforming use? Explain:		/	
Have there been or are there any hazardous			ruion/	Is the access to your property via a private road?			
conditions on the property, such as methane		v		Is the access to your property via a public road? Is access to your property via an easement?			
gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation,				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		1	
or PCB's?				Are there any structural problems with the building?		~	
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?	$\checkmark$		
				Is there any damage due to wind, flood, termites, or rodents?		1	
				Have any improvements been treated for wood destroying insects?		\[	
				Are the fumace/woodstove/chimney/flue all in working order?	1		
				Is the property in a flood plain?		$\checkmark$	
				Do you currently pay flood insurance?		~	
				Does the property contain underground storage tank(s)?		$\checkmark$	
				Is the homeowner a licensed real estate salesperson or broker?		$\checkmark$	
				Is there any threatened or existing litigation regarding the property?		$\checkmark$	
				Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?		$\checkmark$	
				Is the property located within one (1) mile of an airport?		/	
E. ADDITIONAL COMMENTS AND/OR E	XPLANAT	IONS: (U	se addition	al pages if necessary).			
disclosure form is not a warranty by the owner o prospective buyer or owner may later obtain. At to the purchaser at settlement that the condition	r the owner or before se n of the pro	s agent, if ettlement, i	any, and the d the owner is re	certifies to the truth thereof, based on the Seller's CURRE lisclosure form may not be used as a substitute for any in equired to disclose any material change in the physical co a same as it was when the disclosure form was provided	spections on Indition of the	r warranties	that the
acknowledge receipt of this Disclosure by signing		10-1-	1101.0			Date:	
	e property in	Date:	ally the same of	Signature of Buyer:	ovidad ta t	Date:	
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 line signature of Seller: Signature of Seller:						Date:	

(Indiana Real Estate Commission; 876 IAC 1-4-2; filed June 1, 1994, 5:00 p.m. : 17 IR 2352)



Form #03. IAR 2010

