



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®

PROPERTY ADDRESS: 5880 W SR 32, Winchester, IN 47394

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to 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 of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

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

- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

- (i) ☐ 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): _____
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) _____ Buyer has received copies of all information listed above.
- (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
- (e.) _____ Buyer has **(check (i) or (ii) below)**:
- (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**
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

- (f.) AW 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.)**

5880 W SR 32, Winchester, IN 47394

(Property Address)

CERTIFICATION OF ACCURACY

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.

DocuSigned by:

Tim Helm, Trustee of Jacqueline C Helm Trust 06/22/2022
 SELLER'S SIGNATURE DATE

 BUYER'S SIGNATURE DATE

Tim Helm Trustee of Jacqueline C Helm Trust

PRINTED

 PRINTED

DocuSigned by:

Rebecca Hill 06/22/2022
 SELLER'S SIGNATURE DATE

 BUYER'S SIGNATURE DATE

Rebecca Hill, Trustee of Jacqueline C Helm Trust

PRINTED

 PRINTED

DocuSigned by:

Andrew Wagner 06/22/2022
 LISTING BROKER DATE

 SELLING BROKER DATE



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5880 W SR 32, Winchester, IN 47394

(Property Address)

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State Form 46234 (R6/6-14)

6/22/2022

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.

Property address (number and street, city, state, and ZIP code)

5880 W SR 32, Winchester, IN 47394

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher		X		
Disposal			X	
Freezer	X			
Gas Grill	X			
Hood				X
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna/Dish				X
Other:				
B. Electrical System	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Air Purifier				X
Burglar Alarm	X			
Ceiling Fan(s)				X
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks/Jacks			X	
Intercom			X	
Light Fixtures			X	
Sauna	X			
Smoke/Fire Alarm(s)				X
Switches and Outlets			X	
Vent Fan(s)			X	
60/100/200 Amp Service (<i>Circle one</i>)				X
Generator	X			
NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.				

C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	Not Defective		Do Not Know
Cistern	X				
Septic Field/Bed			X		
Hot Tub	X				
Plumbing			X		
Aerator System					X
Sump Pump	X				
Irrigation Systems	X				
Water Heater/Electric			X		
Water Heater/Gas	X				
Water Heater/Solar	X				
Water Purifier					X
Water Softener			X		
Well			X		
Septic and Holding Tank/Septic Mound			X		
Geothermal and Heat Pump			X		
Other Sewer System (<i>Explain</i>)	X				
Swimming Pool & Pool Equipment	X				
			Yes	No	Do Not Know
Are the structures connected to a public water system?				X	
Are the structures connected to a public sewer system?				X	
Are there any additions that may require improvements to the sewage disposal system? <i>If yes, have the improvements been completed on the sewage disposal system?</i>				X	
Are the improvements connected to a private/community water system?				X	
Are the improvements connected to a private/community sewer system?				X	
D. HEATING & COOLING SYSTEM	None/Not Included Rented	Defective	Not Defective		Do Not Know
Attic Fan					X
Central Air Conditioning			X		
Hot Water Heat			X		
Furnace Heat/Gas	X				
Furnace Heat/Electric			X		
Solar House-Heating	X				
Woodburning Stove	X				
Fireplace			X		
Fireplace Insert			X		
Air Cleaner					X
Humidifier			X		
Propane Tank	X				
Other Heating Source					

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller (at closing)	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)

Property address (number and street, city, state, and ZIP code)			
5880 W SR 32, Winchester, IN 47394			

2. ROOF	YES	NO	DO NOT KNOW
Age, if known three Years.	<input checked="" type="checkbox"/>		
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers?			
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?		<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"/>	
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"/>	
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use of non-conforming use? Explain:			<input checked="" type="checkbox"/>
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?		<input checked="" type="checkbox"/>	
Is the access to your property via an easement?	<input checked="" type="checkbox"/>		
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites, or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay for flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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>Tim Helm, Trustee of Jacqueline C. Helm Trust</i>	Date (mm/dd/yy) 6/23/2022	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 6/23/2022	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)
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FORM #03.

