

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 03/10/2023

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

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.

priyologi condition of the property: 741	OWNER THAT	mpioto and oi	gir tho disclosur	C TOTTI UTU OC	ionii tile loilli to a prospective buyer belor	c all olici lo ac	copica for the	Date of the fear t	,oldio.
Property address (number and st	reet, city, stat	e, and ZIP co	ode) 2502 Eds	all Avenue,	Fort Wayne, IN 46803				
1. The following are in the condition	ons indicated	:							
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System					Cistern				
Clothes Dryer					Septic Field/Bed				Ф
Clothes Washer					Hot Tub				Ф
Dishwasher					Plumbing				Ф
Disposal	П				Aerator System	П	П		
Freezer				-6-1	Sump Pump				$\overline{\mathbf{b}}$
Gas Grill					Irrigation Systems				
Hood					Water Heater/Electric				b
Microwave Oven					Water Heater/Gas				
Oven		П		П	Water Heater/Solar				
Range				<u> </u>	Water Purifier				
Refrigerator				ф	Water Softener				
Room Air Conditioner(s)				Ф	Well				
Trash Compactor	П	П		ф	Septic and Holding Tank/Septic Mound		П		
TV Antenna/Dish					Geothermal and Heat Pump		$\overline{\Pi}$	- F	
Other:					Other Sewer System (Explain)				
	l A		П	市	Carol Cower Cyclem (Emplany)				U
	П	i i		一	Swimming Pool & Pool Equipment				
			H	Б				Yes No	Do Not Know
		Ħ	Ħ	H	Are the structures connected to a n	ublic water sy	/stem?	пп	III
B, Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a public water system? Are the structures connected to a public sewer system?				
System	Included/ Rented	Detective	Defective	Know	Are the structures connected to a p				<u> </u>
Air Purifier	Remed				the sewage disposal system?			$ \overline{-}$ $ \overline{-}$	
Burglar Alarm				H	If yes, have the improvements been completed on the sewage disposal system?				
Ceiling Fan(s)			П		Are the improvements connected to a private/community				
Garage Door Opener / Controls		H		H	water system?				
Inside Telephone Wiring					Are the improvements connected to a private/community sewer system?				
and Blocks/Jacks Intercom					D. HEATING & COOLING None/Not Defective SYSTEM			Not Defective	Do Not Know
Light Fixtures						Rented			
Sauna					Attic Fan				
Smoke/Fire Alarm(s)	H				Central Air Conditioning				<u> </u>
Switches and Outlets	H	П	П	H	Hot Water Heat				<u> </u>
					Furnace Heat/Gas				<u> </u>
Vent Fan(s) 60/100/200 Amp Service	 		<u> </u>		Furnace Heat/Electric				
(Circle one)		L	L	Ц	Solar House-Heating				中
Generator					Woodburning Stove				ф
NOTE: Means a condition the					Fireplace				<u> </u>
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					Fireplace Insert				中
or replaced would significant	tly shorten	or adversely	affect the	expected	Air Cleaner				<u> 中</u>
normal life of the premises.					Humidifier				<u> </u>
					Propane Tank		<u> </u>		<u> </u>
					Other Heating Source			<u> </u>	
disclosure form is not a warranty prospective buyer or owner may the purchaser at settlement that acknowledge receipt of this Disc	by the owne later obtain. At the condition	r or the owne At or before so on of the pro	r's agent, if ar	ny, and the d owner is red	certifies to the truth thereof, based of isclosure form may not be used as a suired to disclose any material change same as it was when the disclosure Signature of Buyer	substitute for in the physic	any inspection of	ons or warrant of the property	or certify to
Signature of Seller					Signature or buyer				
Signature of Seller	Signature of Buyer								
The Seller hereby certifies that the	condition of	the property i	s substantially	the same as	it was when the Seller's Disclosure for	m was origina	ally provided t	o the Buyer.	
Signature of Seller (at closing)					Signature of Seller (at closing)				
L					1 of 2				

2502 Edsall Avenue, Fort Wayne, IN 46803							
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known Years.			口		П		KNOW
Does the roof leak?			ф	Do structures have aluminum wiring? 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?				Are there any violations of zoning, building codes, or restrictive covenants?			中
				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 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 under IC 13-14-1-15?				Is the access to your property via an easement? Have you received any notices by any			
Has there been manufacture of	П			governmental or quasi-governmental agencies affecting this property?			
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Are there any structural problems with the building?			
Explain:			I	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?			ф
				Have any structures been treated for wood destroying insects?			ф
				Are the furnace/woodstove/chimney/flue all in working order?			ф
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:				Is the property in a flood plain?			
(Use additional pages, if necessary)				Do you currently pay for flood insurance? Does the property contain underground storage			
				tank(s)?			
				Is the homeowner a licensed real estate salesperson			
				R Mereany 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?			4
KNOWLEDGE. A disclosure form is not a winspections or warranties that the prospecti	arranty by ve buyer o ertify to th	y the owne or owner n ne purchas	er or the owner nay later obtain er at settlemer	ler, who certifies to the truth thereof, based on the sagent, if any, and the disclosure form may not lead to be a sagent, if any, and the disclosure form may not lead to be a sagent, if any and the sagent is required to be a sagent lead to be a	oe used as disclose ar	a substr ny materia	tute for any
Signature of Seller				Signature of Buyer			
Signature of Seller	 久			Signature of Buyer			
The Seller hereby certifies that the condition of	of the prop	erty is sub	stantially the sa	ame as it was when the Seller's Disclosure form was	originally p	rovided to	the Buyer.
Signature of Seller (at closing)			600000	Signature of Seller (at closing)			
S REALTOR®			FO	RM #03.			EQUAL HOUSIN

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