

1 of 2

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

2510 Pleasant Avenue, Fort Wayne, IN 46805

2. ROOF	YES	NO	DO NOT KNOW
Age, if known _____ Years.	☐	☐	☒
Does the roof leak?	☐	☒	☐
Is there present damage to the roof?	☐	☐	☒
Is there more than one layer of shingles on the house?	☐	☐	☒
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?	☐	☒	☐
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?	☐	☐	☒
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	☐	☒	☐

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

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4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?	☐	☐	☒
Are there any foundation problems with the structures?	☐	☐	☒
Are there any encroachments?	☐	☐	☒
Are there any violations of zoning, building codes, or restrictive covenants?	☐	☒	☐
Is the present use of non-conforming use? Explain:	☐	☐	☒
Is the access to your property via a private road?	☐	☒	☐
Is the access to your property via a public road?	☒	☐	☐
Is the access to your property via an easement?	☐	☐	☒
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?	☐	☒	☐
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?	☐	☒	☐

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		Signature of Buyer	
Signature of Seller		Signature of Buyer	
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)		Signature of Seller (at closing)	



FORM #03.

