

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 09/26/2023

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 methamphelamine as required by

by
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.

Property address (number and s	treet, city, sta	te, and ZIP c	ode) 2510 Ple	asant Aver	nue, Fort Wayne, IN 46805				
1. The following are in the condit									
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	N				Cistern				K
Clothes Dryer			X		Septic Field/Bed	K			
Clothes Washer			M		Hot Tub	×			
Dishwasher			×		Plumbing			K	
Disposal			X	T	Aerator System	×	Ē	П	
Freezer			2	ī	Sump Pump		H	Ħ	
Gas Grili	K				Irrigation Systems	×	ö		
Hood			×		Water Heater/Electric	X	ā		
Microwave Oven	M				Water Heater/Gas	ō		M	
Oven			Ø		Water Heater/Solar	X	\Box		
Range			M		Water Purifier	X	- E		
Refrigerator			X		Water Softener	×	ā		
Room Air Conditioner(s)	X				Well	X			
Trash Compactor	DX.				Septic and Holding Tank/Septic Mound				×
TV Antenna/Dish	X				Geothermal and Heat Pump	K			
Other:					Other Sewer System (Explain)				K
					Swimming Pool & Pool Equipment	X			
								Yes No	Do Not Know
B. Electrical					Are the structures connected to a p	ublic water s	ystem?		
System	None/Not Included/	Defective	Not Defective	Do Not Know	Are the structures connected to a p	The state of the s	ALC: LOCALIST		
Air Purifier	Rented				Are there any additions that may re the sewage disposal system?	quire improve	ements to		
Burglar Alarm	[X]				If yes, have the improvements been	ovements been completed on the			
Ceiling Fan(s)	[3].				sewage disposal system? Are the improvements connected to	a privata/aa	manar units r		_
Garage Door Opener / Controls					water system?	a private/co	minumity		
Inside Telephone Wiring			X			its connected to a private/community			
and Blocks/Jacks			X		sewer system? D. HEATING & COOLING	None/Not	D (1)	Not	Do Not
Intercom	×				SYSTEM	Included	Defective	Defective	Кпож
Light Fixtures			K		Attic Fan	Rented			×
Sauna	X			[8]	Central Air Conditioning			N	
Smoke/Fire Alarm(s)			×		Hot Water Heat	0		<u>N</u>	
Switches and Outlets			×		Furnace Heat/Gas		H		-
Vent Fan(s)				724	Furnace Heat/Electric		H		
60/100/200 Amp Service (Circle one)				×	Solar House-Heating	×			H
Generator	TXI		756500		Woodburning Stove	N N		H	H
NOTE: Means a condition th	at would ha	ave a signif	icant"Defect	" adverse	Fireplace	M	H	П	
effect on the value of the prope	erty, that wo	uld significa	ntly impair the	he health	Fireplace Insert	⊠	H		
or safety of future occupants o or replaced would significant					Air Cleaner	X	n	H	H
normal life of the premises.	.,	or adversery	amoot inc	cxpected	Humidifier	X	П		- H
					Propane Tank	×		H	
					Other Heating Source	Ø	П	H	H
The information contained in this	Disclosure I	has been furn	ished by the	Seller, who	certifies to the truth thereof, based of				
disclosure form is not a warranty prospective buyer or owner may I:	by the owner ater obtain. A the condition	or the owner t or before se n of the prop	's agent, if ar ttlement, the	y, and the d owner is req	lisclosure form may not be used as a s juired to disclose any material change same as it was when the disclosure	substitute for in the physic	any inspection of	ons or warrant of the property	es that the or certify to
Lus Augustine of Selley	MB.	En	em Pl	A 09/2	Signature of Buyer 19/2023				
Signature of Seller					Signature of Buyer				EIGH.
	condition of t	he property is	substantially	the same as	it was when the Seller's Disclosure for	m was origina	illy provided t	o the Buyer.	
Signature of Seller (at closing)					Signature of Seller (at closing)				
					of 2				

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
Age, if known Years.			X				KNOW
Does the roof leak?		X		Do structures have aluminum wiring?			Z
Is there present damage to the roof?			M	Are there any foundation problems with the structures?			X
s there more than one layer of shingles on the			X	Are there any encroachments?			K
nouse?				Are there any violations of zoning, building codes, or restrictive covenants?		M	
f yes, how many layers?			X	Is the present use of non-conforming use?			
				Explain:	E		
. 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, adioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other piological contaminants, asbestos insulation, or PCB's?		×				D	À
s there any contamination caused by the				Is the access to your property via a private road?		X	
nanufacture or a controlled substance on the property that has not been certified as			Ä	Is the access to your property via a public road?	Z		Ö
econtaminated by an inspector approved index IC 13-14-1-15?				Is the access to your property via an easement?			M
las there been manufacture of			-	Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		À	
nethamphetamine or dumping of waste from ne manufacture of methamphetamine in a esidential structure on the property?		叉		Are there any structural problems with the building?			百
ixplain:		-		Have any substantial additions or alterations been made without a required building permit?		Ø	
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			N.
				Is there any damage due to wind, flood, termites, or rodents?			ÌΧ
				Have any structures been treated for wood destroying insects?		½	
				Are the furnace/woodstove/chimney/flue all in working order?	X		
ADDITIONAL COMMENTS AND/OR EXPLANAT	TIONS:			Is the property in a flood plain?			M
Jse additional pages, if necessary)				Do you currently pay for flood insurance?		X	
				Does the property contain underground storage tank(s)?			X
				Is the homeowner a licensed real estate salesperson		X	
				Is Present threatened or existing litigation regarding the property?		×	
				is the property subject to covenants, conditions		K7	
				and/or restrictions of a homeowner's association?		×	
				Is the property located within one (1) mile of an airport?		×	
NOWLEDGE. A disclosure form is not a ware spections or warranties that the prospective physical condition of the property or ceresclosure form was provided. Seller and Purignature of Seller	erranty by the buyer of tify to the chaser he	the owner ne purchasereby ackn	er or the owner of the owner of the owner of the owner	Signature of Buyer	e used as lisclose al the sam	s a substi ny materia e as it wa	tute for a al change is when
gnature of Seller (at closing)				Signature of Seller (at closing)			