

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 03/15/2024

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 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.

ess (number and street, city, state, and ZIP code), 3633 West State Boul

The following are in the condit			5055 V	vest state	boulevard, Fort Wayne, IN 468	000				
	None/Not			1		None/Not			-	_
A. APPLIANCES	Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	Included	Defective		lot ective	Do Not Know
Built-in Vacuum System	X			137	Cistern	[2]		Г	7	
Clothes Dryer			Ø		Septic Field/Bed	×	i i	_	-	
Clothes Washer			K		Hot Tub	×	ā	_	5	i ii
Dishwasher			X		Plumbing		i i			H
Disposal			K		Aerator System	Ø				
Freezer	M		П		Sump Pump	n	H	×		H
Gas Grill	Z)				Irrigation Systems	H	20		7	П
Hood			X		Water Heater/Electric		Ö	_	d	H
Microwave Oven			×		Water Heater/Gas	X	n		<u> </u>	H
Oven		П	×	n	Water Heater/Solar	×	П	-	1	Н
Range		П	Ø	П	Water Purifier	×	H	_	1	Б
Refrigerator		n	Ø	Ħ	Water Softener		H	_	<u></u>	
Room Air Conditioner(s)	(X)	\Box		i i	Well				3	
Trash Compactor	[X]		Ē	Ħ	Septic and Holding Tank/Septic Mound	Ø]	
TV Antenna/Dish	l n	Ħ	П	Ø				_		
Other:	TH		H		Geothermal and Heat Pump	⊠		L]	
					Other Sewer System (Explain)			[]	
					Swimming Pool & Pool Equipment	因]	
								Yes	No	Do Not Know
B. Electrical					Are the structures connected to a p	s connected to a public water system?		283		
B. Electrical System	None/Not Included/	Defective	Not Defective	Do Not Know				X		
Air Purifier	Rented				Are there any additions that may require improvements to the sewage disposal system?			X		
Burglar Alarm	N N				If yes, have the improvements been completed on the					
Ceiling Fan(s)			×		sewage disposal system? Are the improvements connected to a private/community					
Garage Door Opener / Controls	<u> </u>			무	water system?				区	
Inside Telephone Wiring			X		Are the improvements connected to sewer system?	to a private/community			Z	
and Blocks/Jacks Intercom			⊠		D. HEATING & COOLING SYSTEM	None/Not Defective			ot ctive	Do Not Know
Light Fixtures	Ħ	Ħ	×	Ē		Rented				
Sauna	×	Ħ		H	Attic Fan				X	
Smoke/Fire Alarm(s)		H	Ø		Central Air Conditioning				X)	
Switches and Outlets	H	-H	K		Hot Water Heat					
Vent Fan(s)	H	\dashv	×		Furnace Heat/Gas				X	
Vent Fan(s) 60/100/200 Amp Service					Furnace Heat/Electric					
(Circle one)			X		Solar House-Heating	(X)				
Generator			23		Woodburning Stove	(2)				
NOTE: Means a condition the effect on the value of the proper	at would ha	ive a signifi	cant"Defect	adverse	Fireplace					Ø.
or safety of future occupants o	f the proper	lv. or that if	not repaired.	removed	Fireplace Insert	120		1		
or replaced would significant	ly shorten o	r adversely	affect the	expected	Air Cleaner	K				
normal life of the premises.					Humidifier	ZI ZI				
					Propane Tank	K				
					Other Heating Source				X	
prospective buyer or owner may la	by the owner ater obtain. A the condition	or the owner t or before se n of the prop	's agent, if an Itlement, the o	y, and the o owner is rec	certifies to the truth thereof, based o lisclosure form may not be used as a s juired to disclose any material change i same as It was when the disclosure	ubstitute for	any inspection	ns or v	/arranti	es that the
Signature of Seller Andrea	J 9 58		7	-15-24	Signature of Buyer			-		
Signature of Seller	May A	20		15-21	Signature of Buyer					
The Seller hereby certifies that the	condition of t	ne property is	substantially	the same as	it was when the Seller's Disclosure form	n was origina	ly provided to	the Bu	ver.	
Signature of Seller (at closing)					Signature of Seller (at closing)					

1 of 2

3633 West State Boulevard, Fort Wayne, IN 46 2. ROOF	YES NO DO NOT						Ba .:		
Age, if known /07 Years.			KNOW	4. OTHER DISCLOSURES	YES	МО	DO NOT KNOW		
Does the roof leak?		[2]		Do structures have aluminum wiring?		X			
Is there present damage to the roof?		<u> </u>		Are there any foundation problems with the structures?		×			
Is there more than one layer of shingles on the		X		Are there any encroachments?		E)			
house? If yes, how many layers?		Are there any violations of zoning, building codes			×				
ii yoo, non many layoro.				Is the present use of non-conforming use?					
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Explain:					
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?		泫				×			
Is there any contamination caused by the manufacture or a controlled substance on the	_	X		Is the access to your property via a private road?		X			
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 governmental or quasi-governmental agencies affecting this property?		K			
Has there been manufacture of		l Tori				×			
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Are there any structural problems with the building?		Z			
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?		M			
			Is there any damage due to wind, flood, termites, or rodents?		X				
				Have any structures been treated for wood destroying insects?		X			
				Are the furnace/woodstove/chimney/flue all in working order?	X				
E. ADDITIONAL COMMENTS AND/OR EXPLANAT (Use additional pages, if necessary)	IONS:			Is the property in a flood plain?		M			
(200 000.00				Do you currently pay for flood insurance? Does the property contain underground storage		Z -			
			1	tank(s)?		23			
			Is the homeowner a licensed real estate salesperson or broker?		Ż				
			Is there any threatened or existing litigation regarding the property?		区				
		Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X					
				Is the property located within one (1) mile of an airport?		四			
KNOWLEDGE. A disclosure form is not a wa inspections or warrantles that the prospective	rranty by e buyer o tify to the	the owner me purchase	r or the owner' ay later obtain. er at settlemen	er, who certifies to the truth thereof, based on to s agent, if any, and the disclosure form may not to At or before settlement, the owner is required to to that the condition of the property is substantiall tof this Disclosure by signing below.	oe used as	a substit	tute for any		
Signature of Seller Ruckerd S. Ch	rest		3-15-24	Signature of Buyer					
Signature of Seller	Ent		3-15-24	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)									
- 5. The state of second (at closing)				Signature of Seller (at closing)					
FORM #03.									