

## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

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.

Property address (number and street, city, state, and ZIP code) 6019 Sawmill Woods Drive, Fort Wayne, IN 46835

1. The following are in the conditions 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	0	П			Cistern	TY.					
Clothes Dryer					Septic Field/Bed	<u> </u>	=	- 1			
Clothes Washer			Ū	T T	Hot Tub		H				
Dishwasher	T	Fā	Ū		Plumbing		<del></del>		<del>-                                     </del>		
Disposal	n			6	Aerator System	H			+ +		
Freezer	n.	Ħ	Ū	H H	Sump Pump	N		<del>                                     </del>			
Gas Grill				H	Irrigation Systems	IY IY					
Hood			B	H	Water Heater/Electric						
Microwave Oven			10	H	Water Heater/Gas				<del></del>		
Oven	H		T	님	Water Heater/Solar						
Range					Water Purifier	<u> </u>			<del></del>		
Refrigerator	<b>—Н</b>	H		-#-					<u> </u>		
Room Air Conditioner(s)				H	Water Softener				<u> </u>		
Trash Compactor					Well						
TV Antenna/Dish					Septicand Holding Tank/Septic Mound						
Other:					Geothermal and Heat Pump	U					
Other.					Other Sewer System (Explain)						
	H	n		H	Swimming Pool & Pool Equipment	Ø					
	H	H	H	H				Yes N	o Do Not		
		H	Ħ	H	Are the structures connected to a se	ublie weter o	-12	ma/ -	Know		
B. Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a public sewer system?			E L			
System	Included/ Rented	Dolective	Defective	Know					7-		
Air Purifier	P				the sewage disposal system?						
Burglar Alarm	B T				If yes, have the improvements been completed on the sewage disposal system?						
Ceiling Fan(s)	П	-:-	- IN	H	Are the improvements connected to a private/community						
Garage Door Opener / Controls	Н	芇	N	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		Defective	Not Defective	Do Not Know		
Light Fixtures			Ö	Ħ		Rented			3 2		
Sauna		႕			Attic Fan		\ <u>□</u>				
Smoke/Fire Alarm(s)		$\dashv$			Central Air Conditioning						
Switches and Outlets					Hot Water Heat						
Vent Fan(s)					Furnace Heat/Gas						
60/100/200 Amp Service					Furnace Heat/Electric	1 52 9	E				
(Circle one)					Solar House-Heating	Ø					
Generator	Ø	П	П	П	Woodburning Stove						
NOTE: Means a condition that would have a significant"Defect" adverse					Fireplace			W			
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						
or replaced would significantly shorten or adversely affect the expected					Air Cleaner	TY.					
normal life of the premises.					Humidifier			П			
			Propane Tank								
				Other Heating Source	<u> </u>	F					
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			1	2226-6		

Signature of Seller

Signature of Buyer

Signature of Buyer

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)

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2. ROOF	YES NO		DO NOT KNOW	4. OTHER DISCLOSURES	YES		DO NOT		
Age, if known Years.			, D	4. OTHER DISCLOSURES	YES	NO	KNOW		
Does the roof leak?				Do structures have aluminum wiring?					
Is there present damage to the roof?		0		Are there any foundation problems with the structures?					
Is there more than one layer of shingles on the house?		Ö		Are there any encroachments?		12	. 🗆		
If yes, how many layers?		Are there any violations of zoning, building coo		Are there any violations of zoning, building codes, or restrictive covenants?					
				Is the present use of non-conforming use? Explain:					
3. HAZARDOUS CONDITIONS	YES	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?		4				16			
Is there any contamination caused by the manufacture or a controlled substance on the		/		Is the access to your property via a private road?		Ø			
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		10/		governmental or quasi-governmental agencies affecting this property?		rts /			
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		Ver		Are there any structural problems with the building?		4			
Explain: The washer's lid sometimes doesn't open when it should -it may get stuck shut,				Have any substantial additions or alterations been made without a required building permit?					
open when it should	- i-1	may	get	Are there moisture and/or water problems in the basement, crawl space area, or any other area?					
stuck shut,				Is there any damage due to wind, flood, termites, or rodents?		₽/			
0 // 3073000				Have any structures been treated for wood destroying insects?		Q/			
				Are the furnace/woodstove/chimney/flue all in working order?	ď	MAIG			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Is the property in a flood plain?  Do you currently pay for flood insurance?		<u>a</u>			
(Coo conditional pages) if hospitally)	(Use auditional pages, it necessary)				<u> </u>		_ 📙		
				Does the property contain underground storage tank(s)?					
				Is the homeowner a licensed real estate salesperson or broker?					
				Is there any threatened or existing litigation regarding the property?		0			
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	Ø				
				Is the property located within one (1) mile of an airport?					
KNOWLEDGE. A disclosure form is not a wa inspections or warranties that the prospective	arranty by e buyer of rtify to the chaser he	y the owner or owner m ie purchase	r or the owner ay later obtain er at settlemen owledge receip	ler, who certifies to the truth thereof, based on to a gent, if any, and the disclosure form may not a second to the condition of the property is substantially tof this Disclosure by signing below.	be used as disclose ar	a substit ny materia	ute for any I change in		
Signature of Seller	00 1		/* 1	Signature of Buyer					
The Seller hereby certifies that the condition of	f the pron	erty is subs	stantially the ex	me as it was when the Seller's Disclosure form was	riginally n	rovided to	the Ruser		
Signature of Seller (at closing)	Prop	THE PERSON	une da	Signature of Seller (at closing)	guny pi	J.1464 10	Duyer.		
	FORM #03.								