

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 02/21/2024

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,

Property address (number and street, city, state, and ZIP code), 11536 Tweedsmuir Run Fort Wayne, IN, 46814

	reporty address (names and street, only, state, and 211 bods,	, 11000 Tweedoman Ran Tore Wayne, IIV. 1001
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		ot ctive	Do Not Know
Built-in Vacuum System	K				Cistern	M			1	
Clothes Dryer			M		Septic Field/Bed	×		Ī		
Clothes Washer			X		Hot Tub	Ø		Ī	=	ī
Dishwasher			ZI.		Plumbing			12		
Disposal		$\overline{\Box}$	X		Aerator System	V	n	r		Ħ
Freezer		n	12		Sump Pump	П	H	0		H
Gas Grill			Ø	H	Irrigation Systems		H	ř	_	H
Hood	П	H	Z		Water Heater/Electric	Z Z	H	1	_	H
Microwave Oven	H	i ii	X	ĦĦĦ	Water Heater/Gas		П	_	=	H
Oven	H	H	N	-	Water Heater/Solar			Σ		
Range		H	Z)	H	Water Purifier			-		-
						님		<u> </u>	,	M
Refrigerator		<u> </u>	×		Water Softener			<u> </u>		
Room Air Conditioner(s)	X				Well	X			_	
Trash Compactor	K				Septic and Holding Tank/Septic Mound			_		
TV Antenna/Dish	<u> </u>				Geothermal and Heat Pump	XQ.]	
Other:				-	Other Sewer System (Explain)	M				
			Ē	$\overline{\Box}$	Swimming Pool & Pool Equipment	X				
		H	H					Yes	No	Do Not
	H	H	H	H	Are the structures connected to a p	ublic water o	totom?	X	П	Know
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/	Delective	Defective	Know	Are the structures connected to a pi	1-32-000		X		무
Air Purifier			the sewage disposal system?					Ø		
Burglar Alarm	M	H		H	If yes, have the improvements been sewage disposal system?	, have the improvements been completed on the				
Ceiling Fan(s)			-			ents connected to a private/community				77
Garage Door Opener / Controls			N		water system?					X
Inside Telephone Wiring			Z		Are the improvements connected to	a private/co			Ø	
and Blocks/Jacks			ZĮ.		sewer system? D. HEATING & COOLING	None/Not Defective		N	ot ctive	Do Not Know
	杠				SYSTEM	Rented		Dele	cuve	Kliow
Light Fixtures			<u>K</u>		Attic Fan	П				Ø
Sauna	XI.				Central Air Conditioning	Ē	n		X)	
Smoke/Fire Alarm(s)			X		Hot Water Heat				X	
Switches and Outlets			X		Furnace Heat/Gas	T T		1	₹	
Vent Fan(s)			X		Furnace Heat/Electric		П			П
60/100/200 Amp Service (Circle one))ZI		Solar House-Heating	X				H
Generator			<u></u>		Woodburning Stove				_	
	at would be	vo a signif	icant"Defect	adverse	Fireplace		Н		V1	H
NOTE: Means a condition that would have a significant"Defect" adverse 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 or replaced would significantly shorten or adversely affect the expected normal life of the premises.					Fireplace Insert	Ø		<u> </u>		
					Air Cleaner			_		⊢∺
					Humidifier			_		
					Propane Tank					
					Other Heating Source	Q				4
disclosure form is not a warranty prospective buyer or owner may l	by the owner ater obtain. A the condition	or the owner t or before se n of the prop	's agent, if an ttlement, the	y, and the co	certifies to the truth thereof, based o disclosure form may not be used as a s quired to disclose any material change same as it was when the disclosure	ubstitute for in the physic	any inspection of	ons or v	varranti operty	ies that the or certify t

Signature of Seller	OHA Sim , POA	3/5/24 Signature of Buyer	
Signature of Seller		Signature of Buyer	12 1 000
The Seller hereby certifies that the	ne condition of the property is substantially t	he same as it was when the Seller's Disclo	sure form was originally provided to the Buyer.
Signature of Seller (at closing)		Signature of Seller (at clos	sing)
		1 of 2	

Property address (number and street, city, state	and ZIP	code)					
11536 Tweedsmuir Run Fort Wayne, IN. 4681		3333)					
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
Age, if known Years. 20							KNOW
Does the roof leak?		M		Do structures have aluminum wiring? Are there any foundation problems with the			\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Is there present damage to the roof?			Ø	structures?)XI	
Is there more than one layer of shingles on the house?		Ø		Are there any encroachments?		X)	
If yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?		Ø	
				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?		Ø				Ø	
Is there any contamination caused by the		P		Is the access to your property via a private road?		Ø	
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?		100		Is the access to your property via an easement? Have you received any notices by any		Ø	
Has there been manufacture of	70000		_	governmental or quasi-governmental agencies affecting this property?) XCI	
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?		囟	
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?		K)	
				Is there any damage due to wind, flood, termites, or rodents?		Ø	
				Have any structures been treated for wood destroying insects?		K	
				Are the furnace/woodstove/chimney/flue all in working order?	R		
ADDITIONAL COMMENTS AND/OR EXPLANATIONS:			Is the property in a flood plain?		Ø		
(Use additional pages, if necessary)				Do you currently pay for flood insurance?		B	
				Does the property contain underground storage tank(s)?		Ø	
				Is the homeowner a licensed real estate salesperson or broker?		Ø	
				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?	M		
				Is the property located within one (1) mile of an airport?		×	
KNOWLEDGE. A disclosure form is not a wainspections or warranties that the prospective	rranty by e buyer o tify to th	the owner no purchas	er or the owner nay later obtain ser at settlemer	ler, who certifies to the truth thereof, based on t 's agent, if any, and the disclosure form may not . At or before settlement, the owner is required to to that the condition of the property is substantial	be used as disclose a	a substi ny materia	tute for any
Signature of Seller	De	1 . 2	15/21	Signature of Buyer			
Signature of Seller		<i>(</i> ())	N/07	Signature of Buyer			
L The Seller hereby certifies that the condition of	the prop	erty is sub	stantially the sa	me as it was when the Seller's Disclosure form was	originally p	rovided to	the Buyer.
Signature of Seller (at closing)				Signature of Seller (at closing)			
			FOR				
FORM #03.							