

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Date (month, day, year)

State Form 46234 (R6/6-14)

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

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) 623 Stra	itton Road,	Fort Wayne, IN 46825				
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			M		Cistern	Kented		П	
Clothes Dryer			N		Septic Field/Bed	<u> </u>	- H		-6-
Clothes Washer			\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	F F	Hot Tub	Z/	- H		
Dishwasher	H		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	H	Plumbing				
Disposal		H	M	H					
Freezer	Ø,	H			Aerator System	M ₂			
Gas Grill	Ĭ Ĭ				Sump Pump	V			
Hood	M M	H			Irrigation Systems				
Microwave Oven	1				Water Heater/Electric			Ø	
			Ø,		Water Heater/Gas	Øf_			
Oven	- □		S /,		Water Heater/Solar	Ø, □			
Range			W,		Water Purifier	VZ,			
Refrigerator			\square		Water Softener	$\mathbf{\Sigma}_{i}$			
Room Air Conditioner(s)	Ø,				Well	VZ.			
Trash Compactor	M,				Septic and Holding Tank/Septic Mound	V			
TV Antenna/Dish	M				Geothermal and Heat Pump	V			
Other:					Other Sewer System (Explain)	M			
		H			Swimming Pool & Pool Equipment	M		П	
		H			Standard Co. C. Co. Equipment			Yes No	Do Not
	⊢∺-								Know
B. Electrical	None/Not		Not	Do Not		e structures connected to a public water system?			
System	Included/	Defective	Defective	Know	Are the structures connected to a public sewer system?				
Air Purifier	Rented				Are there any additions that may require improvements to the sewage disposal system?				
Burglar Alarm					If yes, have the improvements been completed on the				
Ceiling Fan(s)	M				Serrage disposar system:				- 100
Garage Door Opener / Controls			w/		Are the improvements connected to a private/community water system?				
Inside Telephone Wiring			\square		Are the improvements connected to a private/community				
and Blocks/Jacks				Ø	D. HEATING & COOLING None/Not Defective N			Not	Do Not
Intercom					SYSTEM	Included Rented		Defective	Know
Light Fixtures			M	33	Attic Fan	Kented			
Sauna	V		22	- 68	Central Air Conditioning			N	<u> </u>
Smoke/Fire Alarm(s)				9	Hot Water Heat				_=_
Switches and Outlets			W.			Σ,			
Vent Fan(s)	n		W		Furnace Heat/Gas	N.			
50/100/200 Amp Service		П	187		Furnace Heat/Electric			<u> </u>	
(Circle one)		LJ:	DXI	ш	Solar House-Heating	· W			
Generator	M				Woodburning Stove				
NOTE: Means a condition the	at would ha	ive a signifi	cant"Defect	adverse	Fireplace			M	
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	M			
or replaced would significant	Air Cleaner								
normal life of the premises.					Humidifier	B.			
					Propane Tank	Y ,			
					Other Heating Source				П
prospective buyer or owner may la	by the owner ater obtain. At the conditior	or the owner tor before se n of the prop	's agent, if an ttlement, the o	y, and the d 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 a	any inspection	ns or warranti	es that the
Signature of Seller Mark	Da a.	1	somo i	09/	Signature of Buyer 10/2024				12-11
Signature of Seller					Signature of Buyer				20
The Seller hereby certifies that the condition of the property is substantially the same as it					it was when the Seller's Disclosure form	n was original	ly provided to	the Buyer.	
Signature of Seller (at closing)	Signature of Seller (at closing)								

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Property address (number and street, city, state 623 Stratton Road, Fort Wayne, IN 46825	, and ZIP	code)								
2. ROOF	\/=a		DO NOT							
Age, if known 90 Your days	YES	NO	KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW			
Does the roof leak?		Do structures have aluminum wiring?			B					
Is there present damage to the roof?		V		Are there any foundation problems with the structures?		M.				
Is there more than one layer of shingles on the	DX			Are there any encroachments?		V				
If yes, how many layers?	V D			Are there any violations of zoning, building codes, or restrictive covenants?						
If yes, how many layers? 2				Is the present use of non-conforming use?	-					
3. HAZARDOUS CONDITIONS	YES NO	DO NOT	Explain:							
	TES NO		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?	property, such as methane adon gas in house or well, ial, landfill, mineshaft, xic materials, mold, other									
Is there any contamination caused by the		Ø		Is the access to your property via a private road?		M				
manufacture or a controlled substance on the property that has not been certified as				Is the access to your property via a public road?	N					
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		M				
Has there been manufacture of methamphetamine or dumping of waste from				governmental or quasi-governmental agencies affecting this property?						
the manufacture of methamphetamine in a residential structure on the property?	. "	LSI		Are there any structural problems with the building?		M				
Explain:	Have any substantial additions or alterations been made without a required building permit?		M							
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?		SZ/				
	Have any structures been treated for wood destroying insects?									
	Are the furnace/woodstove/chimney/flue all in working order?	M								
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Is the property in a flood plain?										
(Use additional pages, if necessary) Do you currently pay for flood insurance? The ruin days in the compacts a page the property contain underground storage.										
The window in the sunroom has slid down a smidge. Does the property contain underground storage tank(s)?										
Is the homeowner a licensed real estate salesperson Refeany 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?										
Inspections or warranties that the prospective the physical condition of the property or cer disclosure form was provided. Seller and Pure Signature of Seller	e buyer o	the owner or owner me purchase reby acknowledge	r or the owner ay later obtainer at settleme owledge rece	Signature of Buyer	e used as lisclose an y the same	a substite y material e as it was	ute for any I change in s when the			
FORM #03.										