

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.

			09) 13120 V	A COL HOLL	ton Lane, Fort Wayne, IN 468					
The following are in the condition			7			None/Not	17 TO 18	Not	Do Not	
A. APPLIANCES	None/Not included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	Included Rented	Defective	Defective	Know	
Built-in Vacuum System	Ø				Cistem					
Clothes Dryer			Ø ,		Septic Field/Bed					
Clothes Washer			□.		Hot Tub				<u> </u>	
Dishwasher	Ō.		Ø		Plumbing					
Disposal					Aerator System			0	<u> </u>	
Freezer	П				Sump Pump	Ø,			<u> </u>	
Gas Grill					Irrigation Systems					
Hood	ñ				Water Heater/Electric					
Microwave Oven			10/		Water Heater/Gas					
	H		9		Water Heater/Solar	Ø,				
Oven	H			Ti I	Water Purifier	Ø				
Range					Water Softener			12/		
Refrigerator		H			Well					
Room Air Conditioner(s)					Septic and Holding Tank/Septic Mound					
Trash Compactor				H	Geothermal and Heat Pump		П			
TV Antenna/Dish					Other Sewer System (Explain)					
Other:					Other Sewer System (Explain)	13/				
	<u> </u>	<u> </u>		님	Swimming Pool & Pool Equipment					
	<u> </u>	<u> </u>	<u> </u>		F01170000000000000000000000000000000000			Yes N	o Do Not Know	
		<u> </u>	무-	무	Are the structures servested to a s	proceed to a public water system?				
	None/Not		Not	Do Not	Are the structures connected to a p	structures connected to a public water system? structures connected to a public sewer system?				
B. Electrical	None/Not Included/	Defective	Defective	Know	Are there any additions that may re	auire improve	ements to		7	
System	Rented				the coware disposal system?					
Air Purifier				Ā	If yes, have the improvements bee	yes, have the improvements been completed on the wage disposal system?				
Burglar Alarm	A				Are the improvements connected to					
Ceiling Fan(s)			₽,		water system?	n?				
Garage Door Opener / Controls	63		0		Are the improvements connected t	to a private/community				
Inside Telephone Wiring and Blocks/Jacks			12		D. HEATING & COOLING	None/Not Included	Defective	Not Defective	Do No	
Intercom					SYSTEM	Rented	18 61 15 1			
Light Fixtures			\\\\\		Attic Fan				/ E	
Sauna			VZ/		Central Air Conditioning			B		
Smoke/Fire Alarm(s)			Q		Hot Water Heat	Ø				
Switches and Outlets					Furnace Heat/Gas					
Vent Fan(s)	¥				Furnace Heat/Electric	Ø/				
60/100/200 Amp Service	П	П	П		Solar House-Heating					
(Circle one)		- =			Woodburning Stove				/ 0	
Generator NOTE: Means a condition t	1/2	L Sign	ificant"Defec	t" adverse	Fireplace					
-stt an the value of the prot	norty that W	ould sianfic	antiv impair	the nealth	Fireplace Insert	0/				
	of the prope	rriv or that i	it not rebaire	a, felliovad i	Air Cleaner	M				
or replaced would significan	itly shorten	or adverse	ly affect the	expected	Humidifier					
normal life of the premises.					Propane Tank	Fe/				
					Other Heating Source	1				
				0.11.		an the Caller	's CUPPENT	ACTUAL K	NOWLEDGE.	
disclosure form is not a warrant	y later obtain. at the condit	At or before ion of the pr	iui a aguin, ii i		o certifies to the truth thereof, based disclosure form may not be used as a quired to disclose any material chang a same as it was when the disclosu	- In the observe	cal condition	of the prop	env or ceruiv	
Signature of Seller	Ciosuna by si	(N	507	سلا	Signature of Buyer					
Signature of Seller	(50)				Signature of Buyer					
The Seller hereby certifies that the	ne condition o	f the property	is substantial	lly the same a	s it was when the Seller's Disclosure fo	orm was origin	nally provided	to the Buy	ir.	
Signature of Seller (at closing)	- Marie Constitution				Signature of Seller (at closing)					
org. idiaio or comer (at crossing)					1 0/2					

2. ROOF	YES NO DO NOT			4. OTHER DISCLOSURES	YES	NO	DO NOT
Age, if known Years.		S	KNOW	4. OTHER DISCLOSURES			KNOW
Opes the roof leak?				Do structures have aluminum wiring?			, 'D'
				Are there any foundation problems with the structures?			, 🗆
s there present damage to the roof? s there more than one layer of shingles on the		<u>\alpha</u>		Are there any encroachments?		Q/	
nouse?		<u>\alpha</u>		Are there any violations of zoning, building codes, or restrictive covenants?		₽⁄	
f yes, how many layers?				Is the present use of non-conforming use?			
			DO NOT	Explain:			
. HAZARDOUS CONDITIONS	YES	NO	KNOW				
Have there been or are there any hazardous conditions on the property, such as methane jas, 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?		Ø					
s there any contamination caused by the		/		Is the access to your property via a private road?		D	
manufacture or a controlled substance on the property that has not been certified as		Yei		Is the access to your property via a public road?	Ø		
econtaminated by an inspector approved				Is the access to your property via an easement? Have you received any notices by any		<u> </u>	
under IC 13-14-1-15?		_/		governmental or quasi-governmental agencies affecting this property?			
Has there been manufacture of methamphetamine or dumping of waste from he manufacture of methamphetamine in a		ಠ		Are there any structural problems with the building?		Ø,	
esidential structure on the property? Explain:				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?		Ø	
				Is there any damage due to wind, flood, termites, or rodents?			
				Have any structures been treated for wood destroying insects?	0,	□ ✓	
				Are the fumace/woodstove/chimney/flue all in working order?	Ø		
E. ADDITIONAL COMMENTS AND/OR EXPLANA	TIONS:			Is the property in a flood plain?			
Use additional pages, if necessary)				Do you currently pay for flood insurance? Does the property contain underground storage			
				tank(s)?		-	
				Is the homeowner a licensed real estate salesperson or broker?		\(\overline{\pi}\)	
				Is there any threatened or existing litigation regarding the property?		Q,	
				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?		12	
KNOWLEDGE. A disclosure form is not a w	ve buyer	or owner m	er or the owner hay later obtain er at settlemer	ler, who certifies to the truth thereof, based on the sagent, if any, and the disclosure form may not be a considered to constitute the condition of the property is substantially of this Disclosure by signing below.	lisclose ar	v materia	I change
Signature of Seller	m 6	بن	5	Signature of Buyer	7.		
Signature of Seller				Signature of Buyer			
	of the prop	erty is sub	stantially the s	ame as it was when the Seller's Disclosure form was o	riginally pr	rovided to	the Buye
Signature of Seller (at dosing)				Signature of Seller (at closing)			
<u>.</u>							