

## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 17-18-24

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 Saller'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 estations.

					submit the form to a prospective duyer belo		ocepted for the	r aalie Oi	218 (88)	esune.	
			ode) 4806 V	Vest Ham	ilton Road South, Fort Wayne, I	N 46814					
1. The following are in the condi	tions Indicated	1:									
A. APPLIANCES	None/Not included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	Defective Not		Do Not Know	
Built-in Vacuum System	Y				Cistern	<b>P</b>					
Clothes Dryer			V		Septic Field/Bed				4		
Clothes Washer					Hot Tub				7		
Dishwasher			□ Z		Plumbing				9-		
Disposal			W.		Aerator System	The second		_		П	
Freezer	V				Sump Pump	B					
Gas Grill	M				Irrigation Systems	13					
Hood	V				Water Heater/Electric			Πĭ	معاون		
Microwave Oven	4				Water Heater/Gas	12/		_			
Oven			12		Water Heater/Solar	W.			1		
Range			<b>U</b>		Water Purifier	1			7		
Refrigerator	12/				Water Softener				F		
Room Air Conditioner(s)	Q'				Well			_	4		
Trash Compactor	<b>9</b>				Septic and Holding Tank/Septic Mound				8		
TV Antenna/Dish	DR"				Geothermal and Heat Pump				ī		
Other:	<u> </u>				Other Sewer System (Explain)	<u> </u>		i	5		
	<del></del>				Swimming Pool & Pool Equipment	13			_		
	<u> </u>				Swimming Pool Bi Pool Equipment			Yes	No	Do Not	
				<u> </u>				_		Know	
B. Ejectricai	None/Not		Not	Do Not	Are the structures connected to a p			무			
System	included/	Defective	Defective	Клоw	1 T T T T T T T T T T T T T T T T T T T						
Air Purifier	Rented				the sewage disposal system?	quire improve	ernents to		<b>W</b>		
Burgiar Alarm	THE STATE OF THE S				If yes, have the improvements been	completed o	on the				
Celling Fan(s)	<u>U</u>				sewage disposal system?  Are the improvements connected to	a private/co					
Garage Door Opener / Controls					water system?	a private/community					
Inside Telephone Wiring					Are the improvements connected to	a private/community					
and Blocks/Jacks					sewer system?  D. HEATING & COOLING	None/Not Defective Not Doi			Do Not		
Intercom					SYSTEM	None/Not Defective Included Rented		Defective		Know	
Light Fixtures			뮹~		Attic Fan	E					
Sauna		25			Central Air Conditioning		- H		8		
Smoke/Fire Alarm(s)			<b>9</b>		Hot Water Heat				DE.	H	
Switches and Outlets					Furnace Heat/Gas				W .		
Vent Facts 60/100/860 Amp Service			IP		Furnace Heat/Electric	19-	7	_		H	
60/100/890-Amp Service					Solar House-Heating	3		_			
(Circle one) Generator	10-			=	Woodburning Stove		H	_	F		
NOTE: Means a condition th		ve a signifi	cant"Defect	' ariverse	Fireplace	-	n		Ø.		
effect on the value of the prope	erty, that wou	ıld significa	ntly impair th	ne health	Fireplace Insert						
or safety of future occupants o or replaced would significant!					Air Cleaner		H	_	<b>I</b>		
normal life of the premises.	y snorten o	radversely	anect the	expected	Humidifier				The same		
					Propane Tank						
					Other Heating Source				<u>-</u>	<del>     </del>	
	87-1		r				AUBBENT	07114	Wilde		
disclosure form is not a warranty prospective buyer or owner may la	by the owner ster obtain. At the condition	or the owner or before set of the prop	's agent, if an Itlement, the	y, and the d owner is req	certifies to the truth thereof, based o lisclosure form may not be used as a s juired to disclose any material change same as it was when the disclosure	ubstitute for in the physic	any inspection of	ons or v	varrant roperty	es that the or certify to	
Signature of Seller	orax	(m	whee	حبر	Signature of Buyer						
Signature of Seller Clery	11 19.	End	'ier	/	Signature of Buyer			-			
The Seller hereby certifies that the	condition of th	e property is	substantially	the same as	Il was when the Selier's Disclosure for	n was origina	ily provided t	o the B	uyer.		

2. ROOF	YES	NO	DO NOT KNOW	4, OTHER DISCLOSURES	YES	NO	DO NOT
Age, if known /5 Years.	00			Do structures have aluminum wiring?		1	
Does the roof leak?				Are there any foundation problems with the structures?			
s there present damage to the roof?				Are there any encroachments?		120	
s there more than one layer of shingles on the house?		Œ		Are there any violations of zoning, building codes,			
f yes, how many layers?				or restrictive covenants?  Is the present use of non-conforming use?			
				Explain:			
I. 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?		<b>19</b> ′				ter∕ l	
s there any contamination caused by the				is the access to your property via a private road?			
manufacture or a controlled substance on the		3		is the access to your property via a public road?		TE .	
property that has not been certified as decontaminated by an inspector approved			1 1	Is the access to your property via an easement?		<b>E</b>	
under IC 13-14-1-15?  Has there been manufacture of				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
methamphetamine or dumping of waste from the manufacture of methamphetamine in a		¥		Are there any structural problems with the building?		12	
residential structure on the property? 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?		17	
				Is there any damage due to wind, flood, termites, or rodents?			
				Have any structures been treated for wood destroying insects?		B.	
				Are the furnace/woodstove/chimney/flue all in working order?			
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?		(F)	
				Does the property contain underground storage tank(s)?		<b>B</b>	
				is the homeowner a licensed real estate salesperson or broker?			
				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?		1	
				Is the property located within one (1) mlle of an airport?			
KNOWLEDGE. A disclosure form is not a w	ve buyer	y the own or owner r	er or the owne nay later obtain ser at settleme	Her, who certifies to the truth thereof, based on t r's agent, if any, and the disclosure form may not in. At or before settlement, the owner is required to nt that the condition of the property is substantially pt of this Disclosure by signing below.	disclose a	ny materi	al change
Signature of Seller Por Apro	100	2.,1	trans	Signature of Buyer			
Signature of Seller Cocche	ZE.	ide	2-	Signature of Buyer			
The Seller hereby certifies that the condition	of the prop	erty is sub	stantially the s	ame as it was when the Seller's Disclosure form was	originally p	rovided to	the Buy
Signature of Seller (at closing)				Signature of Seller (at closing)			