

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, dav. vear)

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) 7111 O	d Trail Ro	oad, Fort Wayne, IN 46809	Jun. 91101 13 6	Suppose for the	Jaio or dio real	UJIENO.
1. The following are in the condit					2000				
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know
Built-in Vacuum System	Ø				Cistern	Rented	[3]		
Clothes Dryer			i i		Septic Field/Bed	0		H	
Clothes Washer	Ø				Hot Tub	B	H	H	H
Dishwasher	e		T in		Plumbing			2	H
Disposal	0				Aerator System	100	<u> </u>	П	
Freezer	Ø		T =		Sump Pump				
Gas Grill	画		Ħ	Ħ	19777 188				
Hood	ē		i i	T T	Irrigation Systems Water Heater/Electric				
Microwave Oven	Ø			Ħ	Water Heater/Gas				
Oven			H	H				øĐ.	
Range	Ø	H			Water Heater/Solar	9			
Refrigerator	 		M	H	Water Purifier	AP .			
Room Air Conditioner(s)	-62	Ħ	7	H	Water Softener		<u> </u>		
Trash Compactor	Ø	H	H	H	Well	E S			
TV Antenna/Dish	2	H		_=_	Septic and Holding Tank/Septic Mound	101			
Other:		_=_			Geothermal and Heat Pump	1			
Other,					Other Sewer System (Explain)	©			
					Swimming Pool & Pool Equipment	Ø			
			9_					Yes No	Do Not Know
B. Electrical	None/Not				Are the structures connected to a p	ublic water sy	stem?	a -	
System	Included/	Defective	Not Defective	Do Not Know	Are the structures connected to a p			da □	
Air Purifier	Rented				Are there any additions that may re- the sewage disposal system?	quire improve	ments to		
INCOMPANIES CO.	M				If yes, have the improvements been	completed o	n the		
Burglar Alarm					sewage disposal system?	1345-5513455500426-0	Hotel-		P
Ceiling Fan(s)			4		Are the improvements connected to water system?	a private/cor	nmunity		
Garage Door Opener / Controls Inside Telephone Wiring	0				Are the improvements connected to				2
and Blocks/Jacks Intercom			ø		sewer system? D. HEATING & COOLING	None/Not	Defective	Not	Do Not
	6				SYSTEM	Included Rented		Defective	Know
Light Fixtures	2				Attic Fan	П		2	
Sauna	Ø				Central Air Conditioning	TH		12	H
Smoke/Fire Alarm(s)			Ø		Hot Water Heat	D		2	
Switches and Outlets	Tr.		B		Furnace Heat/Gas		- H	4	H
Vent Fan(s)			P.		Furnace Heat/Electric	Ħ	H		H
60/100/200 Amp Service (Circle one)					Solar House-Heating	2	- H	_ H	
Generator	1		П		Woodburning Stove	do	H	- H -	
NOTE: Means a condition th		L signif			Fireplace	1			15
effect on the value of the prope	erty, that wo	uld significa	ntly impair th	ne health	Fireplace Insert	(E)		_==	
or safety of future occupants o or replaced would significantl	f the propert	v. or that if	not repaired.	removed		(g)			
normal life of the premises.	y snorten c	r adversely	affect the	expected	Air Cleaner				
,					Humidifier	2		U	
					Propane Tank	©			
The last of the la			1000		Other Heating Source	(2)			
prospective buyer or owner may let the purchaser at settlement that acknowledge receipt of this Discle	ater obtain. At the condition	or the owner t or before se of the prop	's agent, if an	y, and the c	certifies to the truth thereof, based of disclosure form may not be used as a s juired to disclose any material change same as it was when the disclosure	substitute for	any inspectio	ns or warranti	es that the
Signature of Seller	1111118	Spr	inga		Signature of Buyer				
Signature of Seller			0	9	Signature of Buyer			12	
The Seller hereby certifies that the	condition of the	ne property is	substantially	the same as	it was when the Seller's Disclosure for	m was origina	lly provided to	the Buyer.	
Signature of Seller (at closing)			Date (mr	n/dd/yy)	Signature of Seller (at closing)			Date (mm/	dd/yy)

2. ROOF Age, if known A Years.	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
-4.1				Do structures have aluminum wiring?		•	
Does the roof leak?				Are there any foundation problems with the structures?			
Is there present damage to the roof? Is there more than one layer of shingles on the		1		Are there any encroachments?			
house?		(4)		Are there any violations of zoning, building codes,			
If yes, how many layers?				or restrictive covenants?		2	
				Is the present use of non-conforming use? Explain:			
3. HADARDOUS 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?						@	
s there any contamination caused by the				Is the access to your property via a private road?		20	
manufacture or a controlled substance on the property that has not been certified as		5		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		2	
Has there been manufacture of		722		governmental or quasi-governmental agencies affecting this property?	©		
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?			7
xplain:				Have any substantial additions or alterations been made without a required building permit?		3	
				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?		P	
				Have any structures been treated for wood destroying insects?			(a)
				Are the furnace/woodstove/chimney/flue all in working order?	8		
:. ADDITIONAL COMMENTS AND/OR EXPLANAT Use additional pages, if necessary)	IONS:			Is the property in a flood plain?		3	7
use additional pages, it necessary)				Do you currently pay for flood insurance?		Ø	
				Does the property contain underground storage tank(s)?		7	
				Is the homeowner a licensed real estate salesperson or broker?			
				Is there any threatened or existing litigation regarding the property?		Ø	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		a	
				Is the property located within one (1) mile of an airport?		8	
NOWLEDGE. A disclosure form is not a wa nspections or warranties that the prospective he physical condition of the property or cer lisclosure form was provided. Seller and Purc	rranty by e buyer o tifv to the	the owner owner m	r or the owne ay later obtair er at settleme	ler, who certifies to the truth thereof, based on the sagent, if any, and the disclosure form may not in the sagent, if any, and the disclosure form may not in the sagent, if any, and the owner is required to the thing the sagent in the condition of the property is substantially of this Disclosure by signing below.	be used as	a substitu	ute for a
ignature of Seller AMM Sh	riñ	w		Signature of Buyer			
ignature of Seller	(7		Signature of Buyer			
				JI			
he Seller hereby certifies that the condition of ignature of Seller (at closing)	the prope	rty is subs	tantially the sa (mm/dd/yy)	ame as it was when the Seller's Disclosure form was o	originally p	rovided to	the Buyer



Property address (number and street, city, state, and ZIP code)



