

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month. dav. vear) 03/06/2020

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 to a prospective buyer before an offer is accepted for the sale of the real estate.

	Man-Mist			Settler Control		NI.		O'RESTRAINE.	7.000.000.00	
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	No Defe		Do Not Know
Built-in Vacuum System					Cistern					
Clothes Dryer					Septic Field/Bed	\square				
Clothes Washer					Hot Tub	\square				
Dishwasher					Plumbing				1	
Disposal					Aerator System				7	
Freezer					Sump Pump		П	8	7	
Gas Grill					Irrigation Systems					
Hood					Water Heater/Electric	N.			3	
Microwave Oven					Water Heater/Gas	Ď	П	— 6	1	
Oven			\square		Water Heater/Solar	Ø			_	
Range					Water Purifier	\square		Г	_	
Refrigerator			\square		Water Softener			_		
Room Air Conditioner(s)					Well			_	_	
Trash Compactor			$\overline{\Box}$		Septic and Holding Tank/Septic Mound	Ø				
TV Antenna/Dish		$\overline{}$	Ħ		Geothermal and Heat Pump				_	$\overline{\Box}$
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment				1	-
					Swimming Fool & Fool Equipment			Yes	No	Do Not Know
					Are the structures connected to a public water system?			RIIOW		
B. Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a public sewer system?		Ø	H		
System	Included/ Rented		Defective	Know	Are there any additions that may re-					
Air Purifier					the sewage disposal system?				N.	
Burglar Alarm			H	H	If yes, have the improvements been completed on the sewage disposal system?					
Ceiling Fan(s)					Are the improvements connected to a private/community			П		
Garage Door Opener / Controls	\square				Are the improvements connected to a private/community					
Inside Telephone Wiring and Blocks/Jacks					Are the improvements connected to a private/community sewer system? D. HEATING & COOLING None/Not Defective Not				Do Not	
Intercom				П	SYSTEM Included		Defective		Know	
Light Fixtures			Ø	H		Rented				
Sauna				H	Attic Fan			L		무
Smoke/Fire Alarm(s)	T -			i ii	Central Air Conditioning				<u></u>	무
Switches and Outlets			Ø		Hot Water Heat			_		
Vent Fan(s)	 		Ø		Furnace Heat/Gas			_	<u> </u>	무
60/100/200 Amp Service					Furnace Heat/Electric			r		
(Circle one)				. ⊔	Solar House-Heating			_		
Generator					Woodburning Stove					
NOTE: Means a condition of effect on the value of the pro-	that would h	ave a signif	icant"Defect	" adverse	Fireplace					
or safety of future occupants					Fireplace Insert					
or replaced would significan	tly shorten	or adversely	affect the	expected	Air Cleaner					ᆜᆜ
normal life of the premises.					Humidifier			_		
					Propane Tank	\square		_		
					Other Heating Source					
disclosure form is not a warrant prospective buyer or owner may the purchaser at settlement the	y by the owne later obtain. A at the condition	r or the owne At or before so on of the pro	r's agent, if a ettlement, the	ny, and the o	ocertifies to the truth thereof, based of disclosure form may not be used as a quired to disclose any material change a same as it was when the disclosure	substitute for in the physic	any inspection of	ons or w	varranti operty	ies that the or certify t
Signature of Seller Shawn K. Good		mig below.	dot 03/	loop verified 25/20 9:15 PM E	Signature of Buyer					
Signature of Seller			SFC	59-IGEY-3FCQ-46	Signature of Buyer				-	
The Seller hereby certifies that the	e condition of	the property is	s substantially	the same a	s it was when the Seller's Disclosure for	m was origina	ally provided t	o the B	ıyer.	
Signature of Seller (at closing) Date (mm/dd/yy)					Date (mm/dd/yy					

Property address (number and street, city, state 643 Manchester Ave, Wabash, IN 46992	, and ZIP o	code)					
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known Years.				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				Are there any encroachments?			
house?			Ø	Are there any violations of zoning, building codes,			
If yes, how many layers?				or restrictive covenants? Is the present use of non-conforming use?			
				Explain:			
3. HADARDOUS CONDITIONS	YES	NO	DO NOT KNOW	10			
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
Is there any contamination caused by the				Is the access to your property via a private road?			
manufacture or a controlled substance on the property that has not been certified as				Is the access to your property via a public road?	Ø		
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		<u> </u>	
Has there been manufacture of				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?			☑
Explain:				Have any substantial additions or alterations been made without a required building permit?			
2				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?			V
				Have any structures been treated for wood destroying insects?			
				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? Does the property contain underground storage			
3				tank(s)?			
				Is the homeowner a licensed real estate salesperson or broker?		Ø	
				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?			
				Is the property located within one (1) mile of an airport?			
KNOWLEDGE. A disclosure form is not a w inspections or warranties that the prospective	arranty by ve buyer o ertify to th	the owner not the transfer owner not the transfer owner not the transfer owner not the transfer owner	er or the owner's nay later obtain. er at settlemen	er, who certifies to the truth thereof, based on too agent, if any, and the disclosure form may not lead to before settlement, the owner is required to be that the condition of the property is substantially to this Disclosure by signing below.	oe used as disclose ar	a substit	ute for any
Signature of Seller Shawk Good	Shavek Good dotloop verified 03/25/20 9:15 PM ED COLLABOR DOCE TET		dotloop verified 03/25/20 9:15 PM EDT C9LB-AIBK-RDCE-TFTZ	Signature of Buyer			
Signature of Seller				Signature of Buyer			
	of the prop	erty is sub	stantially the sai	ne as it was when the Seller's Disclosure form was o	originally p	rovided to	the Buyer.
Signature of Seller (at closing) Date (mm/dd/yy)			Signature of Seller (at closing)		Date (mm/dd/yy)		
REALFOR		•	FOR	M #03.	•		EQUAL HOUSING OPPORTUNITY