

## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month. dav. vear) 12/10/2021

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.

Property address (number and st	reet, city, sta	te, and ZIP co	ode) 705 Pelh	am Dr. For	t Wayne, 46825					
1. The following are in the condition	ons indicated	:								
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	$\square$				Cistern				7	
Clothes Dryer	$\square$				Septic Field/Bed	Ø				
Clothes Washer	Ø				Hot Tub	Ø				
Dishwasher			Ø		Plumbing					
Disposal			Ø		Aerator System					
Freezer	$\square$				Sump Pump					$\overline{\Box}$
Gas Grill	Ø				Irrigation Systems					
Hood	$\square$				Water Heater/Electric					
Microwave Oven					Water Heater/Gas					<u> </u>
Oven	$\overline{\Box}$			H	Water Heater/Solar					H
Range			Ø	H	Water Purifier					H
Refrigerator	Ø				Water Softener					
Room Air Conditioner(s)	Ø				Well					
Trash Compactor	Ø				Septic and Holding Tank/Septic Mound					
TV Antenna/Dish				H						
Other:					Geothermal and Heat Pump			L		
Other.				믐	Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment			Г	1	
					Switting Cond Con Equipment	<u> </u>		Yes	No No	Do Not
		<u> </u>		님						Know
B. Electrical	None/Not		Not	Do Not	Are the structures connected to a p					
System	Included/	Defective	Defective	Know		ures connected to a public sewer system?				
Air Purifier	Rented	1075341348	945-9		Are there any additions that may require improvements to the sewage disposal system?				$\square$	
					If yes, have the improvements been completed on the					
Burglar Alarm					Sewage disposal system:					
Ceiling Fan(s)			$\square$		Are the improvements connected to a private/community					
Garage Door Opener / Controls					A state in the state of the sta					
Inside Telephone Wiring and Blocks/Jacks			Ø		sewer system?  D. HEATING & COOLING	None/Not	N	ot	Do Not	
Intercom	$\square$				SYSTEM	Included Rented	Defective	Defe	ctive	Know
Light Fixtures					Attic Fan	П		0.00 2000 0000	$\square$	efiels/GF v 17-ati-
Sauna	$\square$				Central Air Conditioning				<u> </u>	H
Smoke/Fire Alarm(s)			$\square$		Hot Water Heat					H
Switches and Outlets			$\square$		Furnace Heat/Gas		H		<u> </u>	H
Vent Fan(s)			$\square$		Furnace Heat/Electric			-		
60/100/200 Amp Service	П		Ø		Solar House-Heating	V	H			H
(Circle one) Generator										
VO. 2					Woodburning Stove					
NOTE: Means a condition the effect on the value of the properties.					Fireplace					
or safety of future occupants of the property, or that if not repaired, removed				Fireplace Insert			_			
or replaced would significantly shorten or adversely affect the expected   normal life of the premises.				Air Cleaner						
normarine of the premises.					Humidifier			_		
					Propane Tank					
					Other Heating Source					
disclosure form is not a warranty prospective buyer or owner may I the purchaser at settlement that acknowledge receipt of this Discl	by the owner ater obtain. A the conditio	r or the owner It or before se In of the prop	r's agent, if ar ettlement, the	ny, and the d owner is red	certifies to the truth thereof, based of isclosure form may not be used as a suriered to disclose any material change same as it was when the disclosure	substitute for in the physic	any inspection of	ons or v	varranti operty	es that the or certify to
Signature of Seller					Signature of Buyer					
Signature of Seller Signature of Buyer										
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.  Signature of Seller (at closing)  Signature of Seller (at closing)										
Signature of Seller (at closing) Signature of Seller (at closing) of 2										

Property address (number and street, city, state 705 Pelham Dr. Fort Wayne, 46825	, 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					
Is there present damage to the roof?  Is there more than one layer of shingles on the				Are there any encroachments?			
house?				Are there any violations of zoning, building codes, or restrictive covenants?			
If yes, how many layers?				Is the present use of non-conforming use?			
			DONOT	Explain:			
3. 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?							
Is there any contamination caused by the				Is the access to your property via a private road?		$\square$	
manufacture or a controlled substance on the property that has not been certified as		$\square$		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			
Has there been manufacture of				governmental or quasi-governmental agencies affecting this property?		Ø	
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?		Ø	
Explain:	L			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?			
				Is there any damage due to wind, flood, termites, or rodents?		$\square$	
				Have any structures been treated for wood destroying insects?		Ø	
			-	Are the furnace/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			
				S Mekeany threatened or existing litigation regarding the property?		$\square$	
				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?			$\square$
KNOWLEDGE. A disclosure form is not a winspections or warranties that the prospectithe physical condition of the property or condisclosure form was provided. Seller and Pusignature of Seller	arranty by ve buyer of ertify to the rchaser he	y the owner no per purchasereby ackr	er or the owner nay later obtainer at settleme nowledge rece	ller, who certifies to the truth thereof, based on tr's agent, if any, and the disclosure form may not n. At or before settlement, the owner is required to nt that the condition of the property is substantially of this Disclosure by signing below.  Signature of Buyer  Signature of Buyer  ame as it was when the Seller's Disclosure form was a Signature of Seller (at closing)	be used as disclose and by the sam	s a substi ny materi e as it wa	tute for any al change in as when the
REALTOR®			FC	PRM #03.			EQUAL HOUSING OPPORTUNITY