

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month day, year) 03/09/2022

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

					submit the form to a prospective buyer before	e an offer is a	coepted for the	sale of t	ne real e	estate.
Property address (number and s			ode) 2922 Sta	inford Ave	nue, Fort Wayne, IN 46808					
The following are in the condit		1:								
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	128				Cistern	[2]]	
Clothes Dryer	D3r				Septic Field/Bed			1 5		
Clothes Washer	DK.				Hot Tub	X				-
Dishwasher	N.				Plumbing			127		
Disposal	(2)				Aerator System	K 7				
Freezer	B				Sump Pump	D.		 		
Gas Grill	X				Irrigation Systems			 		
Hood	×				Water Heater/Electric	28				
Microwave Oven	3				Water Heater/Gas		ă	18		-6-
Oven					Water Heater/Solar	Ø	Ē			
Range	X				Water Purifier	N N	H	+ =		Ħ
Refrigerator	×		i i	5	Water Softener	Z	H	 		H
Room Air Conditioner(s)	R	<u> </u>		Ē	Well	122	- H	╁		-
Trash Compactor	2	l ä	ō		Septic and Holding Tank/Septic Mound	10		Ė		-
TV Antenna/Dish	<u> </u>	H			Geothermal and Heat Pump	X	H			
Other:		Ħ							_	
	<u> </u>	- 5-		<u> </u>	Other Sewer System (Explain)	Ž]	
					Swimming Pool & Pool Equipment	区			<u>ו</u>	
								Yes	No	Do Not
					Are the structures connected to a p	ublic water sy	/stem?			Know
B. Electrical	None/Not	Defective	Not	Do Not		onnected to a public sewer system?		B	늄	
System	Included/ Rented		Defective	Know	Are there any additions that may require improvements to					
Air Purifier	Ø				If you have the improvements been completed on the				رك	
Burglar Alarm	X		<u> </u>		If yes, have the improvements been completed on the sewage disposal system?					
Ceiling Fan(s)	Z			The second	Are the improvements connected to a private/community					
Garage Door Opener / Controls	Ò		- 20							
Inside Telephone Wiring and Blocks/Jacks				×	Are the improvements connected to a private/community sewer system? D. HEATING & COOLING None/Not Defective Not Defective				Do Not	
Intercom	×				SYSTEM	Included		Defective		Know
Light Fixtures	a		K	<u> </u>		Rented			_	
Sauna	×	$-\overline{a}$			Attic Fan					
Smoke/Fire Alarm(s)		6	X		Central Air Conditioning			_	K	
Switches and Outlets	ō	ā	X	- 5	Hot Water Heat	M				
Vent Fan(s)	Ħ			-6-	Furnace Heat/Gas			™		
Vent Fan(s) 50/100/200 Amp Service					Furnace Heat/Electric	Z				
(Circle one)					Solar House-Heating			_	X	
Generator	₽ P				Woodburning Stove	K		_		
NOTE: Means a condition the effect on the value of the properties.					Fireplace	X				
or safety of future occupants of					Fireplace Insert	Z				
or replaced would significant	ly shorten o	or adversely	affect the	expected	Air Cleaner	X				
normal life of the premises.					Humidifier	X				
					Propane Tank					
					Other Heating Source	X				
disclosure form is not a warranty prospective buyer or owner may i	by the owner ater obtain. A the condition	or the owner tor before se n of the prop	's agent, if an ttlement, the	y, and the c owner is rec	certifies to the truth thereof, based of lisclosure form may not be used as a suilred to disclose any material change same as it was when the disclosure Signature of Buyer	ubstitute for In the physic	any inspection of an annual condition of an anal condition of an annual condition of an annual condition of an an annual condition of an anal condition	ons or w	arranti	es that the
Signature of Seller					Signature of Buyer					
	condition of t	he property is	substantially	the same as	It was when the Seller's Disclosure for	n was orlgina	lly provided t	o the Bu	yer.	
Signature of Seller (at closing)					Signature of Seller (at closing)					

Property address (number and street, city, state 2922 Stanford Avenue, Fort Wayne, IN 46808	, and ZIP (code)					
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
Age, if known 5 / Years.			, 🖫	Do structures have aluminum wiring?		Z	KNOW
Does the roof leak?		Q		Are there any foundation problems with the			
Is there present damage to the roof?		structures?				×	
Is there more than one layer of shingles on the house?		×		Are there any encroachments? Are there any violations of zoning, building codes,		Ž.	
If yes, how many layers?				or restrictive covenants?		Ø	
				Is the present use of non-conforming use? 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?		Ø				×	
Is there any contamination caused by the manufacture or a controlled substance on the	555			Is the access to your property via a private road?		X	
property that has not been certified as		A		Is the access to your property via a public road?	<u> </u>		
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		121		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?		X		Are there any structural problems with the building?			
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?		Ø	
				Is there any damage due to wind, flood, termites, or rodents?		Ø	
				Have any structures been treated for wood destroying insects?		这	
				Are the furnace/woodstove/chimney/flue all in working order?	Ø		
E. ADDITIONAL COMMENTS AND/OR EXPLANAT	TIONS:			Is the property in a flood plain?		· Z	
(Use additional pages, if necessary)				Do you currently pay for flood insurance? Does the property contain underground storage		Ø	
				tank(s)?			
				Is the homeowner a licensed real estate salesperson		ι Σ γ	
				is the early threatened or existing litigation regarding the property?		R	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		M	
			Is the property located within one (1) mile of an airport?		×		
KNOWLEDGE. A disclosure form is not a wa inspections or warranties that the prospective the physical condition of the property or cei disclosure form was provided. Seller and Pur Signature of Seller	e buyer o	the owner me purchase reby acknown	r or the owne ay later obtai er at settleme owledge recei	Signature of Buyer Signature of Buyer	e used as lisclose ar y the same	a substit ny materia e as it wa	ute for any il change in s when the
	the prope	erty is subs	tantially the s	ame as it was when the Seller's Disclosure form was o	riginally pr	ovided to	the Buyer.
Signature of Seller (at closing)				Signature of Seller (at closing)			
REALTOR®			FO	RM #03.		2	

