

Signature of Seller (at closing)

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 05/11/2023

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 street, city, state, and ZIP code) 222 Crossbridge Place Ft Wayne, 46825 The following are in the conditions indicated: None/Not Do Not Not Not Do Not A. APPLIANCES Included/ Defective C. WATER & SEWER SYSTEM included Defective Defective Know Defective Know Rented Rented Built-in Vacuum System П ╓ п П Cistem 回 П Clothes Dryer Septic Field/Bed \Box \Box П Clothes Washer Q' Hot Tub Dishwasher Plumbing Disposal П Aerator System ν П Freezer Ø Sump Pump D-Gas Grill ₽ Irrigation Systems 四 П 口 Water Heater/Electric Hood П TQ. П Microwave Oven П П Ш Water Heater/Gas Oven П П Water Heater/Solar Range Water Purifier D Refrigerator O. П Water Softener D Room Air Conditioner(s) u Well Q' П Trash Compactor Ø П Septic and Holding Tank/Septic Mound Ø П TV Antenna/Dish П П г г Geothermal and Heat Pump Р Other: Other Sewer System (Explain) П П Swimming Pool & Pool Equipment U П п Do Nol No Yes п П П П Know П П П П W Are the structures connected to a public water system? П B. Electrical ione/Not Do Not Defective Are the structures connected to a public sewer system? \mathbf{Q} Defective System Included/ Know Are there any additions that may require improvements to Rented the sewage disposal system? Air Purifier П If yes, have the improvements been completed on the Burglar Alarm Simpley sewage disposal system? Ceiling Fan(s) Are the improvements connected to a private/community D Ø water system? Garage Door Opener / Controls П Are the improvements connected to a private/community D Inside Telephone Wiring sewer system? and Blocks/Jacks D. HEATING & COOLING None/Not Do Not Defective Intercom Included Defective SYSTEM Know Rented Light Fixtures 1 П Attic Fan П П П Sauna 囵 Central Air Conditioning П П Smoke/Fire Alarm(s) 四 Hot Water Heal u Switches and Outlets W Furnace Heat/Gas u Vent Fan(s) 60/100/200/Amp Service П П W П Furnace Heat/Electric 回 П (Circle one) Solar House-Heating o-П NOTE: Means a condition that would have a significant"Defect" adverse Generator Woodburning Stove П Fireplace D п effect on the value of the property, that would significantly impair the health Fireplace Insert ┅ П or safety of future occupants of the property, or that if not repaired, removed Air Cleaner or replaced would significantly shorten or adversely affect the expected ₩. normal life of the premises Humidifier Ø П Propane Tank ₽′ П П Other Heating Source D. The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below. Signature of Seller Signature of Buye Signature of Seller Signature of Buyer NOG S 0. The Seller hereby certifies that the condition of the property is subtantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

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2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO
Age, if known Years.							KNOV
Does the roof leak?				Do structures have aluminum wiring?		9	
Is there present damage to the roof?		<u> </u>		Are there any foundation problems with the structures?			
Is there more than one layer of shingles on the house?		9		Are there any encroachments?		0	
	1.5			Are there any violations of zoning, building codes, or restrictive covenants?			
If yes, how many layers?		13/		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 las, lead paint, radon gas in house or well, adioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other iological contaminants, asbestos insulation, r PCB's?						O	
s there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		ار		Is the access to your property via a private road?		U	
		回		Is the access to your property via a public road?			$ \pm$
				Is the access to your property via an easement?		Ø	
las there been manufacture of				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		ď	
nethamphetamine or dumping of waste from ne manufacture of methamphetamine in a esidential structure on the property?		D		Are there any structural problems with the building?		102/	
xplain:				Have any substantial additions or alterations been made without a required building permit?			
			1	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?			
E.				Have any structures been treated for wood destroying insects?			
				Are the furnace/woodstove/chimney/flue all in working order?	B		
. ADDITIONAL COMMENTS AND/OR EXPLANATI ise additional pages, if necessary)	IONS:			Is the property in a flood plain?		<u>P</u>	
				Do you currently pay for flood insurance? Does the property contain underground storage			
				tank(s)?			
				Is the homeowner a licensed real estate salesperson			
				If the any threatened or existing litigation regarding the property?			
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	D		
				Is the property located within one (1) mile of an airport?			
spections or warranties that the prospective spections or warranties that the prospective spective sclosure form was provided. Seller and Purcipature of Seller	buyer or ify to the haser her	the owner man purchasen seby acknowledge	or the owner' y later obtain. r at settlemen wledge receip	the property? 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? er, who certifies to the truth thereof, based on the sagent, if any, and the disclosure form may not be. At or before settlement, the owner is required to do that the truth the condition of the property is substituted to do that the condition of the property is substituted.	e Seller's e used as isclose any the same	CURRENT a substitu y material as it was	ACTU te for a change when t
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