

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 08/21/2025

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.

					ubmit the form to a prospective buyer befor	e an offer is ac	cepted for the	sale of the	real es	state.
Property address (number	er and street, city, sta	te, and ZIP co	ode) 11778	N Roanok	e Rd, Roanoke, IN 46783					
1. The following are in th	e conditions indicated	:								
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	Not Defecti	ve	Do Not Know
Built-in Vacuum System					Cistern					
Clothes Dryer					Septic Field/Bed					
Clothes Washer					Hot Tub					
Dishwasher					Plumbing					
Disposal					Aerator System					
Freezer		1 7	i i		Sump Pump					
Gas Grill			t a		Irrigation Systems					
Hood		1 5			Water Heater/Electric					
Microwave Oven		1 5			Water Heater/Gas					
Oven					Water Heater/Solar					
Range		†	Ħ	i ii	Water Purifier					
Refrigerator		† 			Water Softener		n			
Room Air Conditioner(s)	— 	╁╁			Well		H			- F
Trash Compactor		+ =		H	Septicand Holding Tank/Septic Mound					- Fi
TV Antenna/Dish		+ =	H		Geothermal and Heat Pump		H			Ħ
Other:		 	H		Other Sewer System (Explain)					
Ourier.			6		Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment					
								Yes	No	Do Not Know
		П			Are the structures connected to a pr	ublic water sy	stem?			
B. Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a pi	ctures connected to a public sewer system?				
System	Included/	180	Defective	Know	Are there any additions that may re-	quire improve	ments to			
Air Purifier					the sewage disposal system? If yes, have the improvements been	completed o	n the		= 1	
Burglar Alarm					sewage disposal system?	ocmpictor o				
Ceiling Fan(s)					Are the improvements connected to water system?	a private/cor	nmunity			
Garage Door Opener / C	ontrois				Are the improvements connected to	a private/cor	nmunity			
Inside Telephone Wiring and Blocks/Jacks					sewer system? D. HEATING & COOLING	None/Not	Defective	Not		Do Not
Intercom					SYSTEM	Included	Delective	Defecti	evi	Know
Light Fixtures				The last	Attic Fan	Rented		П		
Sauna		T n	i i	-				H		
Smoke/Fire Alarm(s)		 	H		Central Air Conditioning			౼౼	-	
Switches and Outlets		 		=	Hot Water Heat		무	_=	-	-
Vent Fan(s)		+ =	l i	i ii	Furnace Heat/Gas				-	H
60/100/200 Amp Service					Furnace Heat/Electric				-	
(Circle one)			<u> </u>	느ᆜ	Solar House-Heating	닏				
Generator					Woodburning Stove					
NOTE: Means a condition that would have a significant"Defect" adverse effect on the value of the property, that would significantly impair the health					Fireplace					
or safety of future occu	pants of the proper	ty, or that if	not repaired,	removed	Fireplace Insert					
or replaced would sig	nificantly shorten	or adversely	y affect the	expected	Air Cleaner					묘
normal life of the prem	ises.				Humidifier					
					Propane Tank					
					Other Heating Source					
disclosure form is not a	warranty by the owne ner may later obtain. A nent that the condition	er or the owne At or before se on of the pro	r's agent, if ar	y, and the d owner is req tantially the	certifies to the truth thereof, based on Isclosure form may not be used as a s uired to disclose any material change i same as it was when the disclosure	ubstitute for in the physica	any inspection of al condition of	ns or war f the prope	rantie erty o	s that the
Signature of Seller	Il and	() P	Boei a	8-21-2	Signature of Buyer					
Signature of Seller	Maura)			<u></u>	Signature of Buyer					
The Seller hereby certifies	that the condition of	the property is	substantially	the same as	t was when the Seller's Disclosure form	was originall	y provided to	the Buyer.		
Signature of Seller (at clo					Signature of Seller (at closing)					
				7 00	1 of 2					

Property address (number and street, city, state 1778 N Roanoke Rd, Roanoke, IN 46783	and ZIP c	oae)					
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
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?				structures?			
Is there more than one layer of shingles on the house?				Are there any encroachments? Are there any violations of zoning, building codes,			
If yes, how many layers?				or restrictive covenants? Is the present use of non-conforming use?			
	9			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?			
manufacture or a controlled substance on the property that has not been certified as				Is the access to your property via a public road?			
decontaminated by an inspector approved				Is the access to your property via an easement?			
under IC 13-14-1-15?				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a				Are there any structural problems with the building?			
residential structure on the property? 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?			
				Is there any damage due to wind, flood, termites, or rodents?			
				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?	<u> </u>		
(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			
				or broker?			
				Is there any threatened or existing litigation regarding 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?			
KNOWLEDGE. A disclosure form is not a w	varranty b ive buyer ertify to ti	y the owner notes or owner notes of the contract of the contra	er or the owne nay later obtai ser at settleme		disclose a	s a substi ny materia	il change
Signature of Seller Shawa N-	Boer	y'an i	8-21-25	Signature of Buyer			
Signature of Seller	0	T		Signature of Buyer			
	of the prop	erty is sub:	stantially the sa	me as it was when the Seller's Disclosure form was of Signature of Seller (at closing)	riginally pro	ovided to the	ne Buyer.
Signature of Seller (at closing)				digitations of control (at discussing)			
DUAL HOUSING PPORTUNITY							
			FORM #	03.			