## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

August 3, 2020

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure 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)

1425 Windsor Woods Blvd S, Fort Wayne, IN 46845

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not included/ Rented	Defective	N Defe	ot ctive	Do Not Know
Built-in Vacuum System	✓				Cistern	1				
Clothes Dryer			✓		Septic Field / Bed	1				
Clothes Washer			✓		Hot Tub	1		<u> </u>		
Dishwasher			<b>/</b>		Plumbing	<b>-</b>	<b>†</b>	١,	/	
Disposal			1		Aerator System	1	<u> </u>			
Freezer			1		Sump Pump	· · · · · · · · · · · · · · · · · · ·		١,	7	
Gas Grill	1				Irrigation Systems	1				
Hood			<b>/</b>		Water Heater / Electric	1		<del> </del>		
Microwave Oven			<b>✓</b>		Water Heater / Gas			١.,	7	
Oven			✓		Water Heater / Solar	1				
Range			<b>✓</b>		Water Purifier	1				
Refrigerator			1		Water Softener	1		t		
Room Air Conditioner(s)	1		·		Well	1		<del> </del>		
Trash Compactor	1				Septic & Holding Tank/Septic Mound	./				
TV Antenna / Dish	1				Geothermal and Heat Pump	/	<u> </u>			
Other:					Other Sewer System (Explain)	./	<b>†</b>			
					Swimming Pool & Pool Equipment	1	<u> </u>	<del> </del>		
								Yes	No	Do Not Know
					Are the structures connected to a publi-	c water sv	stem?	1	245.61.38	MILOW
					Are the structures connected to a publi			1	-	
B. ELECTRICAL SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	Are there any additions that may require improvements to the sewage disposal system?			<u> </u>	1	
Air Purifier	Kemen				If yes, have the improvements been completed on the sewage disposal system?					
Burglar Alarm				<b>✓</b>	Are the improvements connected to a private/community					
Ceiling Fan(s)			✓		water system?					
Garage Door Opener / Controls			✓		Are the improvements connected to a private/community sewer system?					
Inside Telephone Wiring and Blocks / Jacks				✓	D. HEATING & COOLING SYSTEM	None/Not included/	Defective	e Not Defective		Do Not Know
Intercom	<b>✓</b>				Attic Fan	Rented			~~~	
Light Fixtures			✓		Central Air Conditioning	·····			7	
Sauna	<b>✓</b>				Hot Water Heat			J	/	
Smoke / Fire Alarm(s)			<b>√</b>		Furnace Heat / Gas			V	/	
Switches and Outlets			<b>✓</b>		Furnace Heat / Electric	1	l	<b></b>		
Vent Fan(s)			<b>✓</b>		Solar House-Heating	1				
60 / 100 / 200 Amp Service (Circle one)			✓		Woodburning Stove	<b>√</b>				
Generator	1				Fireplace			V	′	
NOTE: "Defect" means a condition th		vo a eignif	cant adver	sa affect	Fireplace Insert	✓				
on the value of the property, that wou	uld significa	ntiv impair	the health	or safety	Air Cleaner	✓				
of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the				Humidifier	✓					
				Propane Tank	✓					
premises.					Other Heating Source	1				

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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)						
Signature of Settor	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)						
The Selfer 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)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)						

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Ago if known			1	Do structures have aluminum wiring?		1	
Age, if known: Years.		, , , , , , , , , , , , , , , , , , , ,	<b>V</b>	Are there any foundation problems with the structures?		1	
Does the roof leak?		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		Are there any encroachments?		1	
Is there present damage to the roof?		-	-	Are there any violations of zoning,			
Is there more than one layer of shingles on the house?		<b>✓</b>		building codes, or restrictive covenants?  Is the present use a non-conforming use?		<b>✓</b>	
If yes, how many layers?				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?		1					
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved		✓					
under IC 13-14-1-15? Has there been manufacture of	······································			Is the access to your property via a private road?		✓	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓		Is the access to your property via a public road?		1	
Explain:		<u> </u>	L	Is the access to your property via an easement?		1	
			- - - - -	Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<b>✓</b>	
				Are there any structural problems with the building?		1	
				Have any substantial additions or alterations been made without a required building permit?		✓	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	IS:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?		1	
				Is there any damage due to wind, flood, termites or rodents?		1	
				Have any structures been treated for wood destroying insects?		1	
				Are the furnace/woodstove/chimney/flue all in working order?	✓		
				Is the property in a flood plain?		✓	
				Do you currently pay flood insurance?		1	
				Does the property contain underground storage tank(s)?		1	
				Is the homeowner a licensed real estate salesperson or broker?	✓		
				Is there any threatened or existing litigation regarding the property?		1	
				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?		1	
ACTUAL KNOWLEDGE. A disclosure form is a substitute for any inspections or warranti to disclose any material change in the phys	s not a w es that th ical cond	arranty by ne prospe lition of th	y the owner ctive buyer se property	Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the disclosu or owner may later obtain. At or before settle or certify to the purchaser at settlement that the disclosure of the purchaser hereby acknowledge in the contraction of the purchaser hereby acknowledge in the contraction of	re form m ment, the he condition	ay not be owner is a	used as required
Signature of Solle Sandwick	Date (mm.		<del>1</del>	Signature of Buyer	Date (mm/d	ld/yy)	
Signature of Seller	Date (mm.	100/y) 8/03/	2020	Signature of Buyer	Date (mm/d	•••	
The Seller hereby certifies that the condition of the	e property	is substar	ntially the sar	ne as it was when the Seller's Disclosure form was	originally p	rovided to t	he Buyer.
Signature of Seller (at closing)	Signature of Seller (at closing)  Date (mm/dd/yy)						