

## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month. dav. vear) 06/30/2021

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, stat	te, and ZIP co	ode) <u>9530 Ol</u>	d Grist Mil	Place, Fort Wayne, IN 46835					
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	*Z				Cistern	V			]	
Clothes Dryer	2				Septic Field/Bed	×				
Clothes Washer	Ø				Hot Tub	X				
Dishwasher			A		Plumbing			X		
Disposal			<b>X</b>		Aerator System	R				
Freezer	×				Sump Pump	N D				
Gas Grill	×				Irrigation Systems	<b>2</b> 0				
Hood	n		Z		Water Heater/Electric	<b>K</b> 0				
Microwave Oven	<b>A</b>				Water Heater/Gas	d		8		
Oven	Ø		<u> </u>		Water Heater/Solar	X				
Range	$\overline{\mathbf{Z}}$	H		H	Water Purifier	ব				-
Refrigerator		H	i i	- H	Water Softener					
MARKET THE PARTY OF THE PARTY O	134	Ö		===						
Room Air Conditioner(s)	Ź	-	===	H	Well Sentinged Holding Took/Sentin Mound					- E
Trash Compactor		×	H	H	Septicand Holding Tank/Septic Mound		H			
TV Antenna/Dish			<u> </u>	H	Geothermal and Heat Pump					
Other:	H		H	H	Other Sewer System (Explain)	赵		E	]	
					Swimming Pool & Pool Equipment	Z		-		
								Yes	No	Do Not Know
					Are the structures connected to a p	public water system?		<b>4</b>		
B. Electrical System	None/Not Included/	Defective	Not Defective	Do Not Know	Are the structures connected to a p					
System	Rented		Doloctivo	Kilow	Are there any additions that may re				B	
Air Purifier					the sewage disposal system?  If yes, have the improvements been completed on the					
Burglar Alarm	K				sewage disposal system?				_	_
Ceiling Fan(s)			包		Are the improvements connected to a private/community water system?					
Garage Door Opener / Controls			Z		Are the improvements connected to a private/community				П	
Inside Telephone Wiring and Blocks/Jacks					sewer system?  D. HEATING & COOLING	L N 61-4			lot	Do Not
Intercom	0				SYSTEM	Included	Defective		ctive	Know
Light Fixtures			134			Rented				28
Sauna	×				Attic Fan	H			M	
Smoke/Fire Alarm(s)	ñ		123		Central Air Conditioning		븜			旹
Switches and Outlets	ΗĞ		×	-5-	Hot Water Heat					⊢∺
Vent Fan(s)	<u> </u>		2		Furnace Heat/Gas					
60/100/200 Amp Service				= 77	Furnace Heat/Electric	N.				H
(Circle one)			×		Solar House-Heating	M		-		
Generator			K		Woodburning Stove	<b>M</b> -		-		
NOTE: Means a condition the					Fireplace		무	-	<u> </u>	
effect on the value of the prop or safety of future occupants of					Fireplace Insert	<u> Z</u>		-	<u> </u>	누무
or replaced would significant					Air Cleaner	<b>₩</b>			<u> </u>	누무
normal life of the premises.					Humidifier	M			<u> </u>	<u> </u>
					Propane Tank	N N				<del>-</del> -
					Other Heating Source					
disclosure form is not a warranty prospective buyer or owner may the purchaser at settlement that acknowledge receipt of this Disc	by the owner later obtain. At the condition losure by sign	or the owner or the owner or before so on of the pro- ning below.	er's agent, if a ettlement, the perty is subs	ny, and the o owner is re- stantially the	certifies to the truth thereof, based disclosure form may not be used as a quired to disclose any material change same as it was when the disclosur Signature of Buyer	substitute fo in the physic	r any inspect cal condition	ons or	roperty	or certify
y file	lma p	ball	7-2-	1505	3					
Signature of Seller					Signature of Buyer					
	condition of	the property i	s substantiall	y the same a	s it was when the Seller's Disclosure fo	rm was origin	ally provided	to the B	luyer.	
Signature of Seller (at closing)					Signature of Seller (at closing)					
				ra	ger1 of 2					

Property address (number and street, city, state,		code)					
9530 Old Grist Mill Place, Fort Wayne, IN 4	6835						
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known 9 Years.	<b>U</b>			Do structures have aluminum wiring?		Ø	
Does the roof leak?				Are there any foundation problems with the structures?			
Is there present damage to the roof?		N N		Are there any encroachments?		×	
Is there more than one layer of shingles on the house?	各			Are there any violations of zoning, building codes,		K	
If yes, how many layers?				or restrictive covenants?			( <del>5)</del>
				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?		这				X	
Is there any contamination caused by the				Is the access to your property via a private road?		120	
manufacture or a controlled substance on the property that has not been certified as				Is the access to your property via a public road?	Ø		
decontaminated by an inspector approved under IC 13-14-1-15?				Is the access to your property via an easement?		Ø	
Has there been manufacture of	_			Have you received any notices by any 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?		<b>A</b>		Are there any structural problems with the building?		Ø	
Explain:				Have any substantial additions or alterations been made without a required building permit?		<b>Æ</b>	
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		2	
				Is there any damage due to wind, flood, termites, or rodents?			
				Have any structures been treated for wood destroying insects?		图	
				Are the furnace/woodstove/chimney/flue all in working order?	æ		
E. ADDITIONAL COMMENTS AND/OR EXPLANAT	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		<b>B</b>	
				tank(s)?		À	
				Is the homeowner a licensed real estate salesperson		×	
				S Mereany threatened or existing litigation regarding the property?		×	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<b>₽</b>		
			_	Is the property located within one (1) mile of an airport?		Ê	
KNOWLEDGE. A disclosure form is not a wainspections or warranties that the prospective the physical condition of the property or ce disclosure form was provided. Seller and Pur Signature of Seller	arranty by re buyer of rtify to the chaser he	y the owner more purchasereby acknowledge	er or the owne nay later obtain er at settleme lowledge recei	Signature of Buyer Signature of Buyer ame as it was when the Seller's Disclosure form was	be used as disclose a ly the sam	s a substi ny materi e as it wa	tute for any al change ir as when the
REALTOR®			FO	Signature of Seller (at closing)  RM #03.			企

