

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Data (month day year) 11/16/2021

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.

					submit the form to a prospective ouyer belo	re an oner is a	ccepted for the	sale of the real	esiale.
Property address (number and s			ode) 3422 Cle	rmont Ave	enue, Fort Wayne, IN 46806				
The following are in the condit	ions 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					Cistern				
Clothes Dryer					Septic Field/Bed	i i	Ē	<u> </u>	<u> </u>
Clothes Washer			П		Hot Tub				- E
Dishwasher					Plumbing				5
Disposal					Aerator System	ō			
Freezer					Sump Pump	H			- F
Gas Grill					Irrigation Systems	Ħ			
Hood					Water Heater/Electric		П	0	
Microwave Oven					Water Heater/Gas	H			Ħ
Oven					Water Heater/Solar	Ħ	Ħ	<u> </u>	Ħ
Range		Ē	ā	F	Water Purifier		H		
Refrigerator				$\overline{\Box}$	Water Softener	- E	H		Ħ
Room Air Conditioner(s)		一百一	i i		Well				-
Trash Compactor					Septic and Holding Tank/Septic Mound			H	
TV Antenna/Dish			ā	- E	Geothermal and Heat Pump			H	H
Other:		Ħ	ī	-ñ-	Other Sewer System (Explain)				
			ä	ij	Other Sewer System (Explain)				
					Swimming Pool & Pool Equipment				
								Yes No	Do Not Know
			ollon n	orrow l	irred in property, ap	ublic water sy	/stem?		
B. Electrical	None/Not	Defective	ener n	ever i	ived Hi Diopeiiv —	ublic sewer s			-
System	Included/ Rented	11,5			Are there any additions that may re	quire improve	ements to		
Air Purifier					the sewage disposal system?				
Burglar Alarm					sewage disposal system?				
Ceiling Fan(s)					Are the improvements connected to a private/community				
Garage Door Opener / Controls					water system? Are the improvements connected to a private/community				
Inside Telephone Wiring and Blocks/Jacks					sewer system?	ewer system?			
Intercom					D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know
Light Fixtures					AU:- F	Rented			
Sauna					Attic Fan				
Smoke/Fire Alarm(s)		一百			Central Air Conditioning				
Switches and Outlets					Hot Water Heat				
Vent Fan(s)					Furnace Heat/Gas				
Vent Fan(s) 60/100/200 Amp Service					Furnace Heat/Electric Solar House-Heating		-		
(Circle one) Generator			-		Woodburning Stove				-
NOTE: Means a condition th	at would be	U signif	Cant"Defect	dverse	Fireplace		-		
effect on the value of the prope					Fireplace Insert	8	- =		
or safety of future occupants o					Air Cleaner				
or replaced would significant normal life of the premises.	ly shorten d	r adversely	affect the	expected					
					Humidifier				
					Propane Tank				
					Other Heating Source				
disclosure form is not a warranty prospective buyer or owner may le the purchaser at settlement that acknowledge receip	by the owner ater obtain, A the condition	or the owner t or before se	's agent, if an ttlement, the	y, and the commer is rec antially the	certifies to the truth thereof, based o lisclosure form may not be used as a s juired to disclose any material change i same as it was when the disclosure	ubstitute for	any inspection	ns or warrantie	es that the
Signature of Seller Travis B	Black		11/18/21 9:	21 AM EST E-EMLQ-WSLM	Signature of Buyer				
Signature of Seller					Signature of Buyer				
	condition of th	ne property is	substantially	the same as	it was when the Seller's Disclosure form	n was origina	lly provided to	the Buyer.	
Signature of Seller (at closing)					Signature of Seller (at closing)				
					1 of 2				

Property address (number and street, city, state, and ZIP code)

3422 Clermont Avenue, Fort Wayne, IN 46806										
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT			
Age, if known Years.		Do structures have aluminum wiring?		Do structures have aluminum wiring?						
Does the roof leak?				Are there any foundation problems with the						
Is there present damage to the roof?										
Is there more than one layer of shingles on the house?				Are there any encroachments?						
If yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?						
				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?										
Is there any contamination caused by the manufacture or a controlled substance on the			_	Is the access to your property via a private road?						
property that has not been certified as				Is the access to your property via a public road?						
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				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?				Are there any structural problems with the building?						
Explain:		_Selle:	r never l	Have any substantial additions or alterations ived in property						
	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 (Use additional pages, if necessary)	TIONS:			Is the property in a flood plain?						
(Ose additional pages, it necessary)				Do you currently pay for flood insurance? Does the property contain underground storage						
				tank(s)?						
				Is the homeowner a licensed real estate salesperson						
				Is Mee'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?						
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 Trawis Black Signature of Buyer Signature of Buyer										
Signature of Seller				Signature of Buyer						
The Seller hereby certifies that the condition of Signature of Seller (at closing)	the prope	erty is subs	tantially the s	ame as it was when the Seller's Disclosure form was originally provided to the Buyer.						
Signature of Seller (at closing)				Signature of Seller (at closing)						
REALTOR*		_	50	RM #03.						

