

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (*month. day. year*) 01/24/2022

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.

physical conduitor of the property. An owner must complete and sign the disclosure of the form of a prospective buyer before an other is accepted for the real estate.									
Property address (number and street, city, state, and ZIP code) 1403 Rosemont Drive, Fort Wayne, IN 46808									
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	Not Defective	Do Not Know
Built-in Vacuum System	abla				Cistern	Ø			
Clothes Dryer	abla				Septic Field/Bed	\square			
Clothes Washer	abla				Hot Tub	abla			
Dishwasher	abla				Plumbing				
Disposal			✓		Aerator System	Ø			
Freezer	abla				Sump Pump			$\overline{\mathbf{Z}}$	
Gas Grill	abla				Irrigation Systems	$\overline{\mathbf{V}}$			
Hood			Ø		Water Heater/Electric		П	$\overline{\mathbf{V}}$	
Microwave Oven	$\overline{\mathbf{Z}}$				Water Heater/Gas	Ø			<u> </u>
Oven	$\overline{\mathbf{Z}}$				Water Heater/Solar	<u> </u>		一一	
Range	$\overline{\mathbf{Z}}$				Water Purifier	Ø		Ħ	<u> </u>
Refrigerator	$\overline{\mathbf{Z}}$				Water Softener	Ø		Ħ	→
Room Air Conditioner(s)	$\overline{\mathbf{Z}}$				Well	Ø		Ħ	+ =
Trash Compactor	$\overline{\mathbf{Z}}$				Septic and Holding Tank/Septic Mound	Ø			
TV Antenna/Dish	\square	ΙĦ			Geothermal and Heat Pump	Ø		 	+ =
Other:		╅	$\overline{}$	<u> </u>	Other Sewer System (Explain)			_	-
					Other Sewer System (Explain)	Ø			
					Swimming Pool & Pool Equipment	✓			
								Yes No	Do Not Know
					Are the structures connected to a p	connected to a public water system?			
B. Electrical	None/Not	Defective	Not	Do Not	<u> </u>	e the structures connected to a public sewer system?			
System	Included/ Rented		Defective	Know	Are there any additions that may re		•		
Air Purifier					the sewage disposal system? If yes, have the improvements been completed on the				
Burglar Alarm	$\overline{\mathbf{Z}}$				sewage disposal system?				
Ceiling Fan(s)			Ø		Are the improvements connected to a private/community				
Garage Door Opener / Controls			$\overline{\mathbf{V}}$		water system?				
Inside Telephone Wiring and Blocks/Jacks	\square				sewer system?				
Intercom	$\overline{\mathbf{Z}}$				D. HEATING & COOLING SYSTEM	Included		Not Defective	Do Not Know
Light Fixtures			$\overline{\mathbf{Z}}$			Rented			+
Sauna		<u> </u>		<u> </u>	Attic Fan		片	<u> </u>	
Smoke/Fire Alarm(s)		╅	Ø	H	Central Air Conditioning	V			<u> </u>
Switches and Outlets	╅	 		H	Hot Water Heat	V	Ц		<u> </u>
	╁	 		H	Furnace Heat/Gas	V			<u> </u>
Vent Fan(s) 60/100/200 Amp Service		_			Furnace Heat/Electric	\square	<u> </u>		<u> </u>
(Circle one)			☑		Solar House-Heating	V	Ш		<u> </u>
Generator	abla				Woodburning Stove	\square			
NOTE: Means a condition t					Fireplace	\square			
effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed					Fireplace Insert	\square			
					Air Cleaner	\checkmark			
normal life of the premises.					Humidifier	abla			
					Propane Tank	$\overline{\mathbf{V}}$			
					Other Heating Source			V	
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 Buyer									
Michael D Di	llon			dotloop verified 01/25/22 7:49 AM EST YTQU-HFVQ-HLFJ-USH					
Signature of Seller					Signature of Buyer				
	e condition of t	the property is	substantially	the same as	it was when the Seller's Disclosure for	m was origina	Illy 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) 403 Rosemont Drive, Fort Wayne, IN 46808 DO NOT 2. ROOF YES NO DO NOT KNOW 4. OTHER DISCLOSURES VES NO KNOW \mathbf{V} Age, if known Years \checkmark Do structures have aluminum wiring? \checkmark Does the roof leak? Are there any foundation problems with the \checkmark structures? \checkmark Is there present damage to the roof? Are there any encroachments? \checkmark Is there more than one layer of shingles on the \checkmark house? Are there any violations of zoning, building codes, \checkmark or restrictive covenants? \checkmark If yes, how many layers? Is the present use of non-conforming use? Explain: DO NOT 3. HAZARDOUS CONDITIONS YES NO **KNOW** Have there been or are there any hazardous \checkmark conditions on the property, such as methane gas, lead paint, radon gas in house or well, \checkmark radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's? Is the access to your property via a private road? \checkmark Is there any contamination caused by the manufacture or a controlled substance on the \mathbf{V} \checkmark Is the access to your property via a public road? property that has not been certified as Is the access to your property via an easement? \checkmark decontaminated by an inspector approved under IC 13-14-1-15? Have you received any notices by any governmental or quasi-governmental agencies \checkmark affecting this property? Has there been manufacture of $oldsymbol{
abla}$ methamphetamine or dumping of waste from Are there any structural problems with the \checkmark the manufacture of methamphetamine in a building? residential structure on the property? Have any substantial additions or alterations \checkmark Explain: been made without a required building permit? Are there moisture and/or water problems in the \checkmark basement, crawl space area, or any other area? Is there any damage due to wind, flood, termites, \checkmark or rodents? Have any structures been treated for wood \checkmark destroving insects? Are the furnace/woodstove/chimney/flue all in \checkmark working order? \checkmark Is the property in a flood plain? E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary) Do you currently pay for flood insurance? \checkmark Does the property contain underground storage \checkmark П tank(s)? Is the homeowner a licensed real estate \checkmark salesperson R Meleany threatened or existing litigation \checkmark regarding the property? Is the property subject to covenants, conditions and/or \checkmark restrictions of a homeowner's association? Is the property located within one (1) mile of an \checkmark 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 Buyer Signature of Seller dotloop verified 01/25/22 7:49 AM EST 7TCM-7NUH-11 27-IVKK Michael D Dillon Signature of Seller Signature of Buyer The Seller 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) Signature of Seller (at closing)





