SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE State Form 46234 (R6/6-14)

Date (*month. dav. vear*) 04/06/2022

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.

Property address (number and street, city, state, and ZIP code) 1270 Evergreen Rd, Huntington, IN 46750

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					Cistern				\checkmark	
Clothes Dryer				V	Septic Field/Bed				\checkmark	
Clothes Washer				V	Hot Tub				\checkmark	
Dishwasher				$\mathbf{\nabla}$	Plumbing				$\mathbf{\nabla}$	
Disposal				V	Aerator System				\mathbf{V}	
Freezer					Sump Pump				\mathbf{V}	
Gas Grill				$\mathbf{\nabla}$	Irrigation Systems				$\mathbf{\nabla}$	
Hood				V	Water Heater/Electric				\checkmark	
Microwave Oven					Water Heater/Gas				\checkmark	
Oven				$\mathbf{\nabla}$	Water Heater/Solar				V	
Range				V	Water Purifier				\checkmark	
Refrigerator				$\mathbf{\nabla}$	Water Softener				\checkmark	
Room Air Conditioner(s)				N	Well				\checkmark	
Trash Compactor				Δ	Septic and Holding Tank/Septic Mound				\checkmark	
TV Antenna/Dish				$\mathbf{\nabla}$	Geothermal and Heat Pump				\checkmark	
Other:				N	Other Sewer System (Explain)				V	
					Swimming Pool & Pool Equipment				Do Not	
				V				Yes No	Know	
					Are the structures connected to a pr	ublic water sy	vstem?			
B. Electrical System	None/Not Included/	Defective	Not Defective	Do Not Know	Are the structures connected to a pr					
-	Rented				Are there any additions that may real the sewage disposal system?	quire improve	ements to			
Air Purifier					If you have the improvements been completed on the					
Burglar Alarm				$\mathbf{\nabla}$	sewage disposal system?					
Ceiling Fan(s)				Z	Are the improvements connected to water system?	a private/cor	nmunity			
Garage Door Opener / Controls					Are the improvemente connected to a private learning it.					
Inside Telephone Wiring and Blocks/Jacks					sewer system?	None/Not	-	Not	Do Not	
Intercom					D. HEATING & COOLING SYSTEM	Included	Defective	Defective	Know	
Light Fixtures					Attic Fac	Rented				
Sauna					Attic Fan					
Smoke/Fire Alarm(s)					Central Air Conditioning					
Switches and Outlets					Hot Water Heat				N	
Vent Fan(s)					Furnace Heat/Gas				N N	
60/100/200 Amp Service					Furnace Heat/Electric					
(Circle one)					Solar House-Heating					
Generator					Woodburning Stove					
NOTE: Means a condition th effect on the value of the prope					Fireplace				V	
or safety of future occupants o	f the proper	ty, or that if	not repaired	, removed	Fireplace Insert					
or replaced would significant normal life of the premises.	ly shorten o	or adversely	affect the	expected	Air Cleaner					
					Humidifier				N	
					Propane Tank					
	<u>.</u>				Other Heating Source					
					certifies to the truth thereof, based o lisclosure form may not be used as a s					
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 Seller	nr chl			HD9H-YFFR-0DTO-FV7	[⊬] Signature of Buyer					
<u> </u>										
	condition of t	he property is	substantially	the same as	s it was when the Seller's Disclosure for	n was origina	lly provided to	o the Buyer.		
Signature of Seller (at closing)					Signature of Seller (at closing)					
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1270 Evergreen, Huntington, IN 46750								
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES YES NO	DO NOT KNOW			
Age, if known Years.								
Does the roof leak?				Do structures have aluminum wiring? Image: Comparison of the structures				
Is there present damage to the roof?								
Is there more than one layer of shingles on the house?	ngles on the			Are there any encroachments? Are there any violations of zoning, building codes, Image: Code state stat				
If yes, how many layers?				or restrictive covenants?				
			\checkmark	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				Is the access to your property via a private road?	\checkmark			
manufacture or a controlled substance on the				Is the access to your property via a public road?				
property that has not been certified as decontaminated by an inspector approved				Is the access to your property via an easement?	\checkmark			
under IC 13-14-1-15?				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?				Are there any structural problems with the building?				
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?	\checkmark			
(Use additional pages, if necessary)				Do you currently pay for flood insurance?				
				Does the property contain underground storage tank(s)? Image: Contain term Image: Contai				
				Is the homeowner a licensed real estate salesperson				
				Is the least of the second 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 Matthew R Bussard			dotloop verified 04/07/22 9:48 AM JYFO-XZDB-LOVK-J					
Signature of Seller				Signature of Buyer				

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EQUAL HOUSING OPPORTUNITY

 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)
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