

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month. day. year) 06/05/2025

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) 2133 Blue Harbor Drive, Fort Wayne, IN 46804												
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	\checkmark				Cistern	$\overline{\mathbf{V}}$						
Clothes Dryer			V		Septic Field/Bed							
Clothes Washer					Hot Tub							
Dishwasher			V		Plumbing			$ \overline{\mathbf{V}} $				
Disposal					Aerator System							
Freezer	$\overline{\mathbf{V}}$		Ē		Sump Pump							
Gas Grill			R		Irrigation Systems							
Hood			M		Water Heater/Electric		П	<u> </u>				
Microwave Oven			☑		Water Heater/Gas	 						
Oven	\Box		V		Water Heater/Solar			n	┌┌			
Range	╅			$\overline{\Box}$	Water Purifier		T T	<u> </u>	┪			
Refrigerator			<u>₩</u>	Ħ	Water Softener		H	Ħ				
Room Air Conditioner(s)			Ē	H	Well			Ħ	╅			
Trash Compactor					Septic and Holding Tank/Septic Mound		<u> </u>	H				
TV Antenna/Dish			H		Geothermal and Heat Pump			 	╁			
Other:					· · · · · · · · · · · · · · · · · · ·				T = 1			
otier.	 			H	Other Sewer System (Explain)							
	╅			\vdash	Swimming Pool & Pool Equipment			П				
	1 📙	 	<u> </u>	H				Yes No	Do Not			
	╅	ᅡ片	H	片	And the extractions are as a set of the extra		-10		Know			
B. Electrical	None/Not		Not	Do Not	Are the structures connected to a p				┞╠┤			
System	Included/	Defective	Defective	Know	Are the structures connected to a public sewer system?							
Air Purifier	Rented				Are there any additions that may require improvements to the sewage disposal system?							
Burglar Alarm		- 님	片	井	If yes, have the improvements been completed on the							
Ceiling Fan(s)			V		Sewage disposar system:				 			
Garage Door Opener / Controls	╁╫				Are the improvements connected to a private/community							
Inside Telephone Wiring	 		Ø		Are the improvements connected to	ected to a private/community						
and Blocks/Jacks					sewer system? D. HEATING & COOLING	None/Not Defective No		Not	Do Not			
Intercom	\square		П		SYSTEM	Included	Defective	Defective	Know			
Light Fixtures	Π	$\overline{\Box}$	Ø		Allia Fan	Rented						
Sauna	$\overline{\mathbf{Z}}$		Ē		Attic Fan		片片	<u> </u>	┝┼┼			
Smoke/Fire Alarm(s)		Ħ	Ø	Ħ	Central Air Conditioning	│ 	<u> </u>		┞┾			
Switches and Outlets			Ø		Hot Water Heat							
Vent Fan(s)		⊢ 	Ø		Furnace Heat/Gas			✓				
60/100 200 Amp Service					Furnace Heat/Electric			<u> </u>	┡			
(Circle one)			☑		Solar House-Heating		<u> </u>	<u> </u>	├			
Generator	\square				Woodburning Stove							
NOTE: Means a condition to effect on the value of the property.					Fireplace	<u> </u>	<u> </u>		\square			
or safety of future occupants	Fireplace Insert				<u> </u>							
or replaced would significantly shorten or adversely affect the expected					Air Cleaner	✓						
normal life of the premises.					Humidifier							
					Propane Tank							
					Other Heating Source	\overline{V}						
					certifies to the truth thereof, based							
					lisclosure form may not be used as a juired to disclose any material change							
the purchaser at settlement that	t the condition	on of the prop			same as it was when the disclosur							
acknowledge receipt of this Disc	losure by sigr				Signature of Buyer							
Krystle Sper	ry		dotloop verified 06/05/25 6:25 PM EDT LUSR-OYEU-FZRA-O1MJ		Signature of Buyer							
Signature of Seller					Signature of Buyer							
The Seller harshy continue that the	o condition of	the prenews :	e cubetantiali-	the came co	t was when the Saller's Disclosure to	rm was arisin	Illy provided 1	o the Bures				
Signature of Seller (at closing)	e condition of	uie property is	ร รนมรเสทนสแร	uie same as	s it was when the Seller's Disclosure to Signature of Seller (at closing)	iiii was origina	iiiy provided t	o trie buyer.				
(at all of a solid (at all of a solid)					(at ordering)							

Property address (number and street, city, state	, and ZIP o	code)				
2. ROOF	YES NO DO NOT		DO NOT KNOW	4. OTHER DISCLOSURES YES	NO	DO NOT
Age, if known 11 Years.	V		L L			KNOW
Does the roof leak?		\square		Do structures have aluminum wiring?	☑	<u> </u>
Is there present damage to the roof?		\square		Are there any foundation problems with the structures?	lacksquare	
Is there more than one layer of shingles on the				Are there any encroachments?	\square	
house?				Are there any violations of zoning, building codes, or restrictive covenants?		
If yes, how many layers?				Is the present use of non-conforming use?		
			DO NOT	Explain:		
3. HADARDOUS CONDITIONS	YES	NO	KNOW		NO NO	DO NOT
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?						
ls there any contamination caused by the				YES N Is the access to your property via a private road?		KNOW
Is there any contamination caused by the manufacture or a controlled substance on the		\square		Is the access to your property via a public road?	Ö	
property that has not been certified as decontaminated by an inspector approved	_	_	_	Is the access to your property via an easement?	$ \overline{\mathbf{Q}} $	
under IC 13-14-1-15?				Have you received any notices by any governmental or quasi-governmental agencies	\square	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a		☑		affecting this property? Are there any structural problems with the building?	☑	
residential structure on the property? Explain:				building? 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?		
(Use additional pages, if necessary)				Do you currently pay for flood insurance?	\square	
				Does the property contain underground storage tank(s)?	\square	
				Is the homeowner a licensed real estate salesperson or broker?	Ø	
			Is there any threatened or existing litigation regarding the property?	Ø		
			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?	\square		
KNOWLEDGE. A disclosure form is not a winspections or warranties that the prospective	arranty by ve buyer o ertify to th	y the owne or owner m ne purchas	r or the owner ay later obtai er at settleme	, who certifies to the truth thereof, based on the Seller's Cl agent, if any, and the disclosure form may not be used as a at or before settlement, the owner is required to disclose any i that the condition of the property is substantially the same a of this Disclosure by signing below.	substit materia	ute for any I change in
Signature of Seller Ksystle Sperry Ksystle Sperry Ksystle Sperry				Signature of Buyer		
Signature of Seller		rigeri maqe-UJN3-KC	-	Signature of Buyer		
The Seller hereby certifies that the condition of	f the prop	erty is sub	stantially the s	e as it was when the Seller's Disclosure form was originally prov	ided to	the Buyer.
Signature of Seller (at closing)				Signature of Seller (at closing)		
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REALTOR®			FC	#03.	n	EQUAL HOUSING OPPOPTIINITY