

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 07/03/2025

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)

4168 Sprunica Road, Nineveh, IN 46164

The following are in the condition	None/Not					None/Net				
A. APPLIANCES	Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	/e Not Defective		Do No
Built-in Vacuum System					Cistern					
Clothes Dryer					Septic Field/Bed	~				
Clothes Washer					Hot Tub					
Dishwasher					Plumbing					
Disposal					Aerator System					
Freezer					Sump Pump					
Gas Grill					Irrigation Systems					
Hood					Water Heater/Electric					
Microwave Oven					Water Heater/Gas					
Oven					Water Heater/Solar					
Range					Water Purifier					
Refrigerator					Water Softener	Image: Control of the				
Room Air Conditioner(s)					Well					
Trash Compactor					Septicand Holding Tank/Septic Mound	<u> </u>				
TV Antenna/Dish					Geothermal and Heat Pump					
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment					D- N-
					A (I) () ()	11. (Yes	No	Do Not Know
B. Electrical	None/Not	Defeative	Not	Do Not		ures connected to a public water system? ures connected to a public sewer system?				
System	Included/ Rented	Defective	Defective	Know	Are there any additions that may rec					
Air Purifier					the sewage disposal system? If yes, have the improvements been completed on the					
Burglar Alarm					sewage disposal system?				×	
Ceiling Fan(s)					Are the improvements connected to a private/community water system?					
Garage Door Opener / Controls Inside Telephone Wiring	Ö				Are the improvements connected to a private/community sewer system?					
and Blocks/Jacks					D. HEATING & COOLING	None/Not Defective		Not		Do No
Intercom					SYSTEM	Included Rented	cluded		Defective	
Light Fixtures					Attic Fan	Rented				
Sauna					Central Air Conditioning	-8				
Smoke/Fire Alarm(s)					Hot Water Heat					
Switches and Outlets			Ŏ		Furnace Heat/Gas				<u>/</u>	
Vent Fan(s)			Õ		Furnace Heat/Electric					
60/100/200 Amp Service (Circle one)					Solar House-Heating					
Generator					Woodburning Stove					
NOTE: Means a condition th					Fireplace	Ŏ				
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 or replaced would significantly shorten or adversely affect the expected normal life of the premises.				Fireplace Insert	Ŏ					
				Air Cleaner	Ö					
				Humidifier			Ì			

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.

Humidifier
Propane Tank
Other Heating Source

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)							
Laula Zimmerman	07/03/2025									
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)							
Harley Zimmerman	07/03/2025									
The Selle Alereby 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)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)							

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Property address (number and street, city, state,	and ZIP cod	•	60 Caruniaa Baar	d Ninovah IN 46464			
2. ROOF	YES		DO NOT	d, Nineveh, IN 46164			
Age, if known 1 Years.	X	NO	KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Does the roof leak?				Do structures have aluminum wiring?			
Is there present damage to the roof?				Are there any foundation problems with the structures?			
Is there more than one layer of shingles on the				Are there any encroachments?			
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?			
2 HAZARROUG COMPITIONS	VEO		DO NOT	Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	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?			
manufacture or a controlled substance on the property that has not been certified as				Is the access to your property via a public road?		~	
decontaminated by an inspector approved				Is the access to your property via an easement?			
under IC 13-14-1-15? Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Have you received any notices by any governmental or quasi-governmental agencies affecting this 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 EXPLANATIONS:				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			
				tank(s)?		O	
				Is the homeowner a licensed real estate salesperson or broker?			
				Is there 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?			
KNOWLEDGE. A disclosure form is not a wainspections or warranties that the prospective	arranty by t e buyer or rtify to the	he owne owner n purchas	er or the owner's nay later obtain. ser at settlement	er, who certifies to the truth thereof, based on the agent, if any, and the disclosure form may not be agent, if any, and the disclosure form may not be at or before settlement, the owner is required to dethat the condition of the property is substantially of this Disclosure by signing below.	e used as isclose a	s a substi ny materia	tute for any Il change in
Sonature of Seller Cayla Zimmerman Bate 1970372029			(Mm/dd/yy)	Signature of Buyer		Date (mn	n/dd/yy)
Signature of Seller Tarley Zimmerman			te (mm/dd/yy) Signature of Buyer			Date (mm/dd/yy)	
The Seller hereby certifies that the condition of the property			s substantially the same as it was when the Seller's Disclosure form was origina		ginally pro		
Signature of Seller (at closing)		Date	Date (mm/dd/yy) Signature of Seller (at closing)			Date (mm/dd/yy)	
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FORM #03.