

State Form 46234 (R6/6-14)

07/03/2025

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.

4168 Sprunica Road, Nineveh, IN 46164

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	<input type="radio"/>				Cistern	<input type="radio"/>							
Clothes Dryer	<input type="radio"/>				Septic Field/Bed			<input type="radio"/>					
Clothes Washer	<input type="radio"/>				Hot Tub	<input type="radio"/>							
Dishwasher	<input type="radio"/>				Plumbing			<input type="radio"/>					
Disposal	<input type="radio"/>				Aerator System	<input type="radio"/>							
Freezer	<input type="radio"/>				Sump Pump	<input type="radio"/>							
Gas Grill	<input type="radio"/>				Irrigation Systems	<input type="radio"/>							
Hood			<input type="radio"/>		Water Heater/Electric			<input type="radio"/>					
Microwave Oven	<input type="radio"/>				Water Heater/Gas	<input type="radio"/>							
Oven	<input type="radio"/>				Water Heater/Solar	<input type="radio"/>							
Range	<input type="radio"/>				Water Purifier	<input type="radio"/>							
Refrigerator	<input type="radio"/>				Water Softener	<input type="radio"/>							
Room Air Conditioner(s)	<input type="radio"/>				Well	<input type="radio"/>							
Trash Compactor	<input type="radio"/>				Septicand Holding Tank/SepticMound			<input type="radio"/>					
TV Antenna/Dish	<input type="radio"/>				Geothermal and Heat Pump	<input type="radio"/>							
Other:					Other Sewer System (<i>Explain</i>)	<input type="radio"/>							
						<input type="radio"/>							
					Swimming Pool & Pool Equipment	<input type="radio"/>							
								Yes	No	Do Not Know			
B. Electrical System	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	Are the structures connected to a public water system?					<input type="radio"/>			
					Are the structures connected to a public sewer system?						<input type="radio"/>		
					Are there any additions that may require improvements to the sewage disposal system?						<input type="radio"/>		
					If yes, have the improvements been completed on the sewage disposal system?						<input checked="" type="checkbox"/>		
					Are the improvements connected to a private/community water system?						<input type="radio"/>		
					Are the improvements connected to a private/community sewer system?						<input type="radio"/>		
					D. HEATING & COOLING SYSTEM					None/Not Included Rented	Defective	Not Defective	Do Not Know
					Attic Fan					<input type="radio"/>			
					Central Air Conditioning					<input type="radio"/>			
					Hot Water Heat							<input type="radio"/>	
Furnace Heat/Gas					<input type="radio"/>								
Furnace Heat/Electric					<input type="radio"/>								
Solar House-Heating					<input type="radio"/>								
Woodburning Stove					<input type="radio"/>								
Fireplace					<input type="radio"/>								
Fireplace Insert					<input type="radio"/>								
Air Cleaner					<input type="radio"/>								
Humidifier					<input type="radio"/>								
Propane Tank					<input type="radio"/>								
Other Heating Source					<input type="radio"/>								
NOTE: Means a condition that would have a significant"Defect" adverse 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.													

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 <i>Layla Zimmerman</i>	Date (mm/dd/yy) 07/03/2025	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Harley Zimmerman</i>	Date (mm/dd/yy) 07/03/2025	Signature of Buyer	Date (mm/dd/yy)
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)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known ¹ Years.	<input checked="" type="checkbox"/>		
Does the roof leak?		<input checked="" type="radio"/>	
Is there present damage to the roof?		<input checked="" type="radio"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="radio"/>	
If yes, how many layers?		<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	

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?		<input checked="" type="radio"/>	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="radio"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="radio"/>	


Explain:

[illegible]

Age, if known ¹	Years.	<input type="text" value="x"/>		
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Does the roof leak?	<input checked="" type="radio"/>
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Is there present damage to the roof?		<input checked="" type="radio"/>	
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Is there more than one layer of shingles on the		
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House:			

If yes, how many layers?		<input checked="" type="checkbox"/>	
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		X	

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?		<input checked="" type="radio"/>	
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House:			

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Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="radio"/>	

Explain:

[illegible]

Signature of Seller <i>Cayla Zimmerman</i>	Date (mm/dd/yy) 07/03/2025	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Harley Zimmerman</i>	Date (mm/dd/yy) 07/03/2025	Signature of Buyer	Date (mm/dd/yy)

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Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
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