SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Update 06/27/24

Date (month, day, year)

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 st	reet, city, stat	e, and ZIP co	de)		116 The Willows, Gos	hen, IN 4652	26				
1. The following are in the conditi	ons 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	1/				Cistem	1/					
Clothes Dryer			-		Septic Field/Bed						
Clothes Washer			1/		Hot Tub	1					
Dishwasher-			/	1	Plumbing			1/			
Disposal			1		Aerator System						
Freezer				1							
Gas Grill				 	Sump Pump Imigation Systems			. /			
Hood	1			 	Water Heater/Electric	./					
Microwave Oven			1/	-	Water Heater/Electric Water Heater/Gas						
Oven			. /	-	Water Heater/Solar	./	-				
Range						1					
	 		<u> </u>		Water Purifier	V					
Refrigerator					Water Softener						
Room Air Conditioner(s)	1/				Well	V	ļ				
Trash Compactor	V				Septicand Holding Tank/Septic Mound	1					
TV Antenna/Dish	V				Geothermal and Heat Pump	1					
Other:					Other Sewer System (Explain)						
					Swimming Pool & Pool Equipment	V					
								Yes No	Do Not Know		
					Are the structures connected to a p	ublic water s	vstem?		- raiow		
B. Electrical None/Not Defec		Defective	Not	Do Not	Are the structures connected to a public sewer system?						
System Air Purifier	Included/ Rented		Defective	Know	Are there any additions that may require improvements to the sewage disposal system?						
Burglar Alarm	V				If yes, have the improvements been completed on the						
Ceiling Fan(s)	1			ļ	sewage disposal system? Are the improvements connected to a private/community						
Garage Door Opener / Controls	ļ		/		water system?	a private/co	munny				
Inside Telephone Wiring			i/		Are the improvements connected to a private/community						
and Blocks/Jacks			**************************************	1	D. HEATING & COOLING None/Not Defective			Not	Do Not		
Intercom	V				SYSTEM	Included Rented		Defective	Know		
Light Fixtures			1	i	Attic Fan	V		2.5,000			
Sauna	1				Central Air Conditioning	-					
Smoke/Fire Alarm(s)			1/		Hot Water Heat	1					
Switches and Outlets			1		Furnace Heat/Gas	-		./			
Vent Fan(s)			1		Furnace Heat/Electric	./	t				
60/100/200 Amp Service (Circle one)					Solar House-Heating						
Generator	-		************	 	Woodburning Stave	./			-		
NOTE: Means a condition ti	at would be	ave a signifi	cant"Dafect	" adverse	Fireplace			./			
effect on the value of the prop					Fireplace Insert		<u> </u>				
or safety of future occupants					Air Cleaner			-			
or replaced would significant normal life of the premises.	ly snorten (or adversely	anect the	expected	Humidifier	i/	 				
•				1		1					
				1	Propane Tank	1	ļ				
					Other Heating Source	V	<u>L</u>		<u> </u>		
disclosure form is not a warranty prospective buyer or owner may	by the owner later obtain. A the condition	or the owner t or before se n of the prop	's agent, if a thement, the	ny, and the di owner is requ	certifies to the truth thereof, based o sciosure form may not be used as a s uired to disclose any material change same as it was when the disclosure	substitute for in the ohysic	any inspection of	ons or warrant	es that the		
Signature of Seller Date (mm/dd/yy)			Signature of Buyer Date (mm			(dd/yy)					
Signature of Seller Da			Date (m.	m/dd/yy)	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 Setter (at closing) Date (mm/dd/yy)

Inspired Homes Indiana, 15580 IN-23 Granger IN 46530

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Phone: (574) 216-7776

Fax: (574) 235-7154

116 The Willows,

1/4

operty	address	(number	and.	street,	city.	state.	and	ZIP	code)

(•	,	116 The Willows	s, Goshen, IN 46526			
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
Age, if known Years. 2		-		Do structures have aluminum wiring?		<u> </u>	KNOW
Does the roof leak?		1		Are there any foundation problems with the		-	-
Is there present damage to the roof?		1		structures?		16	
Is there more than one layer of shingles on the house?		1		Are there any encroachments?		1	
If yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?		1	
		-	 	Is the present use of non-conforming use?		†	
3. HAZARDOUS CONDITIONS YES		NO	DO NOT KNOW	Explain:			
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?		~					z
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			Total Committee	Is the access to your property via an easement?		i	
under IC 13-14-1-15?				Have you received any notices by any governmental or quasi-governmental agencies			
Has there been manufacture of methamphetamine or dumping of waste from		1/		affecting this property? Are there any structural problems with the			
the manufacture of methamphetamine in a residential structure on the property?			Bayarania.	building?			
Explain:				Have any substantial additions or alterations been made without a required building permit?		/	Authentisson
There is occasional standing water in the center of the crawlspace. It was noted in the inspection				Are there moisture and/or water problems in the basement, crawl space area, or any other area?	Х	•	Pn
report, there is no advanced deterioration of the support columns or steel structure due to this				Is there any damage due to wind, flood, termites, or rodents?			
moisture.				Have any structures been treated for wood destroying insects?		1	
				Are the furnace/woodstove/chimney/flue all in working order?	1		
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:				Is the property in a flood plain?		1	
(Use additional pages, if necessary)				Do you currently pay for flood insurance?		V	
Seller is the Executor. Was filled but to the				Does the property contain underground storage tank(s)?		1	
Wis file list by				ts the homeowner a licensed real estate salesperson or broker?		1	
Was Fined but To the				Is there any threatened or existing litigation regarding the property?			•
test of his knowledge.				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			
Has never lived there.				Is the property located within one (1) mile of an airport?		1	
inspections or warranties that the prospective the physical condition of the property or cer disclosure form was provided. Seller and Pure	e buyer o	r owner m e nurchase	ay later obtain.	r, who certifies to the truth thereof, based on the agent, if any, and the disclosure form may not be at or before settlement, the owner is required to distant the condition of the property is substantially of this Disclosure by signing below.	e used as	a substitu	ite for any
Signature of Seller Date (mm/ddby)			(mm/adlay) 24	Signature of Buyer		Date (mm/dd/yy)	
Signature of Seller Date (mm/dd/yy)				Signature of Buyer		Date (mm.	
The Seller hereby certifies that the condition of	the prope	erty is subs	tantially the sam	e as it was when the Seller's Disclosure form was or	iginally pr	ovided to t	he Buyer.
Signature of Seller (at closing)		Date ((mm/dd/yy)	Signature of Seller (at closing)		Date (mm	
Randy Newman		06	/27/24				

06/27/24

FORM #03.

