

State Form 46234 (R6/6-14)

6/27/25


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.

54612 NORTHERN AVE, South Bend, IN 46635

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/Septic Mound					<input type="radio"/>
TV Antenna/Dish				<input type="radio"/>	Geothermal and Heat Pump	<input type="radio"/>				
Other:					Other Sewer System (Explain)	<input type="radio"/>				
					Swimming Pool & Pool Equipment	<input type="radio"/>				
								Yes	No	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?					
					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>Dorothy R. Ahlf</i>	Date (mm/dd/yy) 06/27/2025	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/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 Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)			
54612 NORTHERN AVE, South Bend, IN 46635			
2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years.			<input checked="" type="checkbox"/>
Does the roof leak?			<input type="checkbox"/>
Is there present damage to the roof?			<input type="checkbox"/>
Is there more than one layer of shingles on the house?			<input type="checkbox"/>
If yes, how many layers?			
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?			<input type="checkbox"/>
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 type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			<input type="checkbox"/>
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
Have not lived in the house these past 10 years; it has been rented For these years property management company and tenants have Performed upkeep			
Termite mitigation has been in place with Arrow since prior to our purchase			
4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input type="checkbox"/>	
Are there any foundation problems with the structures?			<input type="checkbox"/>
Are there any encroachments?			<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?			<input type="checkbox"/>
Is the present use of non-conforming use? Explain:			<input type="checkbox"/>
Is the access to your property via a private road?			<input type="checkbox"/>
Is the access to your property via a public road?	<input type="checkbox"/>		
Is the access to your property via an easement?			<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			<input type="checkbox"/>
Are there any structural problems with the building?			<input type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?			<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			<input type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?			<input type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input type="checkbox"/>		
Are the furnace/woodstove/chimney/flue all in working order?			<input type="checkbox"/>
Is the property in a flood plain?			<input type="checkbox"/>
Do you currently pay for flood insurance?		<input type="checkbox"/>	
Does the property contain underground storage tank(s)?			<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?			<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?			<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			<input type="checkbox"/>
Is the property located within one (1) mile of an airport?			<input type="checkbox"/>
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