Signature of Seller (at closing)

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE State Form 46234 (R6/6-14)

Date (*month, day, year*) 10/10/24

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 co | mplete and sig | n the disclosu | re form and s | ubmit the form to a prospective buyer befor | re an offer is a | ccepted for the | sale of t | he real e | estate. |
|--|--|--|----------------------------------|-------------------------------|---|-----------------------------------|--------------------------------|----------------------|--------------------|------------------------------|
| Property address (number and sta | reet, city, stat | te, and ZIP co | de) | | 1618 Stoneham Drive, Mis | hawaka, IN | 46544 | | | |
| 1. The following are in the condition | ons indicated | : | | | | | | | | |
| A. APPLIANCES | None/Not Included/ Rented | Defective | Not Defective | Do Not Know | C. WATER & SEWER SYSTEM | None/Not Included Rented | Defective | | ot ctive | Do Not Know |
| Built-in Vacuum System | | | | | Cistern | | | | | |
| Clothes Dryer | | | | | Septic Field/Bed | Ö | | | | |
| Clothes Washer | | | Ŏ | | Hot Tub | ă | | | | |
| Dishwasher | | | Ŏ | | Plumbing | | | (| | |
| Disposal | | | Ŏ | | Aerator System | | | | | |
| Freezer | | | ŏ | | Sump Pump | | | (| | |
| Gas Grill | | | | | Irrigation Systems | | | | 5 | |
| Hood | | | | | Water Heater/Electric | | | | | |
| Microwave Oven | | | Ŏ | | Water Heater/Gas | | | (| | |
| Oven | | | Ŏ | | Water Heater/Solar | | | | | |
| Range | | | Ŏ | | Water Purifier | ŏ | | | | |
| Refrigerator | | | Ŏ | | Water Softener | | | (| | |
| Room Air Conditioner(s) | | | | | Well | | | | | |
| Trash Compactor | Ŏ | | | | Septic and Holding Tank/Septic Mound | Ŏ | | | | |
| TV Antenna/Dish | Ŏ | | | | Geothermal and Heat Pump | | | | | |
| Other: | | | | × | Other Sewer System (<i>Explain</i>) | | | | | |
| | | | | × | - · · · · · · · · · · · · · · · · · · · | | | | | \bigcirc |
| | | | | × | Swimming Pool & Pool Equipment | \bigcirc | | | _ | |
| | | | | × | | | | Yes | No | Do Not Know |
| | | | | × | Are the structures connected to a p | public water system? | | | | |
| B. Electrical | None/Not Included/ | Defective | Not Defective | Do Not Know | Are the structures connected to a p | nnected to a public sewer system? | | | | |
| System | Rented | | Delective | KIIOW | Are there any additions that may require improvements to | | | | | |
| Air Purifier | | | | \bigcirc | the sewage disposal system? If yes, have the improvements beer | n completed o | on the | | | × |
| Burglar Alarm | \bigcirc | | | - | sewage disposal system? | | | | | |
| Ceiling Fan(s) | | | \bigcirc | | Are the improvements connected to water system? | o a private/co | mmunity | | | |
| Garage Door Opener / Controls | | | \bigcirc | | Are the improvements connected to | a private/co | mmunity | | | |
| Inside Telephone Wiring and Blocks/Jacks | | | | | sewer system? | | ······ | | | \bigcirc |
| Intercom | | | | | D. HEATING & COOLING SYSTEM | None/Not Included | Defective | | ot ctive | Do Not Know |
| Light Fixtures | \bigcirc | | | | STSTEM | Rented | | | • | |
| Sauna | | | \bigcirc | | Attic Fan | | | | | |
| Smoke/Fire Alarm(s) | \bigcirc | | | | Central Air Conditioning | | | | | |
| Switches and Outlets | | | | | Hot Water Heat | | | | | |
| Vent Fan(s) | | | | | Furnace Heat/Gas | | | | | |
| 60/100/200 Amp Service | | | | | Furnace Heat/Electric | \bigcirc | | | | |
| (Circle one) | | | \bigcirc | | Solar House-Heating | \bigcirc | | | | |
| Generator | | | | | Woodburning Stove | | | | | |
| NOTE: Means a condition th | | | | | Fireplace | \bigcirc | | | | |
| effect on the value of the prope or safety of future occupants of | | | | | Fireplace Insert | | | | | |
| or replaced would significant | | | | | Air Cleaner | \bigcirc | | | | |
| normal life of the premises. | | | | | Humidifier | | | | | \bigcirc |
| | | | | | Propane Tank | \bigcirc | | | | |
| | | | | | Other Heating Source | | | | | \bigcirc |
| disclosure form is not a warranty prospective buyer or owner may I | by the owner ater obtain. A the conditio | r or the owner at or before se n of the prop | 's agent, if ar ttlement, the | ny, and the o owner is rec | o certifies to the truth thereof, based o disclosure form may not be used as a s quired to disclose any material change same as it was when the disclosure | ubstitute for in the physic | any inspection al condition of | ons or v f the pr | varranti operty | es that the or certify to |
| Signature of Seller Date (mm/dd/yy) Danielle (avne 10/10/2024 | | | Signature of Buyer | | | Dat | Date (mm/dd/yy) | | | |
| Signature of Seller | | | | m/dd/yy) 2024 | Signature of Buyer | | | | te (<i>mm</i> / | dd/yy) |
| une Seller hereby certifies that the | condition of t | ne property is | substantially | the same as | s it was when the Seller's Disclosure fori | m was origina | my provided to | o the Bi | ıyer. | |

Page 1 of 2 Inspired Homes Indiana, 15580 IN-23 Granger IN 46530 Phone: (574) 216-7776 Fax: (574) 235-7154 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Ashley Leader

Date (mm/dd/yy)

Signature of Seller (at closing)

Date (mm/dd/yy)

| 2. ROOF | YES | NO | DO NOT | | | | DO NOT |
|---|---|--|---|---|---------------------|------------------------------------|-----------------------------------|
| Age, if known ¹ Years. | × | | KNOW | 4. OTHER DISCLOSURES | YES | NO | KNOW |
| | | | | Do structures have aluminum wiring? | | \bigcirc | |
| Does the roof leak? | | | | Are there any foundation problems with the | | | |
| Is there present damage to the roof? | | \bigcirc | | structures? Are there any encroachments? | | | |
| Is there more than one layer of shingles on the house? | | \bigcirc | | Are there any violations of zoning, building codes, | | | |
| If yes, how many layers? | | | × | or restrictive covenants? | | \bigcirc | |
| | | | × | Is the present use of non-conforming use? Explain: | | | |
| 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? | | ۲ | | | | | ٢ |
| s there any contamination caused by the | | | | Is the access to your property via a private road? | | | |
| nanufacture or a controlled substance on the property that has not been certified as | ۲ | | | | \bigcirc | | |
| decontaminated by an inspector approved | | \bigcirc | | Is the access to your property via an easement? | | \bigcirc | |
| under IC 13-14-1-15? Has there been manufacture of | | | | Have you received any notices by any governmental or quasi-governmental agencies affecting this property? | | | |
| nethamphetamine or dumping of waste from he manufacture of methamphetamine in a | | | | Are there any structural problems with the building? | | \bigcirc | |
| residential structure on the property? Explain: | | | | Have any substantial additions or alterations been made without a required building permit? | | \bigcirc | |
| | | | | Are there moisture and/or water problems in the basement, crawl space area, or any other area? | | \bigcirc | |
| | | | | Is there any damage due to wind, flood, termites, or rodents? | | \bigcirc | |
| | | | | Have any structures been treated for wood destroying insects? | | | |
| | | | | Are the furnace/woodstove/chimney/flue all in working order? | \bigcirc | | |
| E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: | | | | Is the property in a flood plain? | | \bigcirc | |
| Use additional pages, if necessary) | | | | Do you currently pay for flood insurance? Does the property contain underground storage | | | |
| | | | | tank(s)? 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? | \bigcirc | | |
| | | | | Is the property located within one (1) mile of an airport? | | \bigcirc | |
| KNOWLEDGE. A disclosure form is not a wan nspections or warranties that the prospective the physical condition of the property or ce disclosure form was provided. Seller and Pure disclosure form was provided. | arranty by /e buyer o rtify to th | y the own or owner r le purchas ereby ack | er or the owne may later obtai ser at settleme nowledge rece | | used as close an | a substit y materia as it wa | ute for a l change s when t |
| Signature of Seller Date (mm/dd/yy) Danielle Lavne 10/10/2024 | | | | Signature of Buyer | | Date (mm/dd/yy) | |
| Marvin Joe Lavne | | Date | e <i>(mm/dd/yy)</i> 11/2024 | Signature of Buyer | | Date (mn | n/dd/yy) |
| he Seller Hereby certifies that the condition o | f the prop | | | ame as it was when the Seller's Disclosure form was orig | inally pro | ovided to | the Buye |
| Signature of Seller (at closing) | | Date | e (mm/dd/yy) | Signature of Seller (at closing) | | Date (mn | n/dd/yy) |



FORM #03.

