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)

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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.

