

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (*month, day, year*) 07/29/2022

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 street, city, state, and 7IP code) 237 East Franklin Street, Huntington, IN 46750

Property address (number and str	reet, city, stat	e, and ZIP co	ode) 437 East	Franklin S	ireet, nuittington, IN 46/50				
1. The following are in the conditions indicated:									
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	Not Defectiv	Do Not Know
Built-in Vacuum System	abla				Cistern	\square			
Clothes Dryer	\checkmark				Septic Field/Bed	abla			
Clothes Washer	abla				Hot Tub	V			
Dishwasher	abla				Plumbing				$\overline{\mathbf{V}}$
Disposal				\square	Aerator System	$\overline{\mathbf{V}}$			
Freezer	abla				Sump Pump	$\overline{\mathbf{V}}$			
Gas Grill	abla				Irrigation Systems	$\overline{\mathbf{Z}}$			
Hood	\square				Water Heater/Electric				
Microwave Oven	$\overline{\square}$				Water Heater/Gas		Ħ	<u> </u>	T
Oven					Water Heater/Solar	$\overline{\mathbf{V}}$	i i	H	
Range	Ø		Ħ	Ħ	Water Purifier	$\overline{\mathbf{Z}}$	Ħ	Ħ	╅
Refrigerator	Ø	$\overline{}$	Ħ	Ħ	Water Softener	$\overline{\mathbf{Z}}$		H	
Room Air Conditioner(s)	Ø				Well	\square			-
Trash Compactor	<u> </u>				Septic and Holding Tank/Septic Mound		<u> </u>		
TV Antenna/Dish	Ø	Ħ	Ħ	Ħ	Geothermal and Heat Pump			ᆸ	
Other:	Ø			i i	Other Sewer System (Explain)		_		
	П				Other Gewer Gystern (Explain)				
	H	ᅟᅟᅟ		H	Swimming Pool & Pool Equipment	\square			
								Yes N	o Do Not
		ᅟᅟᅟᅟ	Ħ	H	And the observations are related to a multiple contract of the second of				Know
B. Electrical	None/Not	Defective	Not	Do Not					
System	Included/	Defective	Defective	Know	Are the structures connected to a pi				
Air Purifier	Rented				the sewage disposal system?				
Burglar Alarm			H	片	If yes, have the improvements been completed on the sewage disposal system?				
Ceiling Fan(s)		片	H		Are the improvements connected to a private/community				
Garage Door Opener / Controls	 		H		water system?			<u> </u>	
Inside Telephone Wiring	_				Are the improvements connected to a private/community sewer system?				
and Blocks/Jacks	\square				D. HEATING & COOLING None/Not Defective		Not	Do Not	
Intercom	abla				SYSTEM	Included Rented		Defectiv	e Know
Light Fixtures			lacksquare		Attic Fan			П	
Sauna	\checkmark				Central Air Conditioning	Ē	Ħ	V	1 5
Smoke/Fire Alarm(s)				\square	Hot Water Heat		 		
Switches and Outlets			abla		Furnace Heat/Gas	ä	Ø		╅
Vent Fan(s) ☐ ☑ ☐				\square	Furnace Heat/Electric				╅
60/100/200 Amp Service			\square		Solar House-Heating	Ø	Ħ		
(Circle one) Generator		1		-	Woodburning Stove		-	+	
NOTE: Means a condition th	at would be	U avo a signif	icant"Defect	" adverse	Fireplace		H	H	╅
effect on the value of the prope					Fireplace Insert				╅
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.				Air Cleaner		H	片片	╅	
				Humidifier			片片	╅	
							<u> </u>	╛	
				Propane Tank					
Other Heating Source									
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 I	ater obtain. A	t or before se	ttlement, the	owner is req	uired to disclose any material change	in the physic	al condition o	f the prope	rty 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.									
acknowledge receipt of this Disclosure by signing below.									

acknowledge receipt of this disclosure by signing below.								
Signature of Seller	Lynne U Northrop	dotloop verified 07/05/22 2:00 PM EDT HMQI-AAKM-OPSZ-N3GR	Signature of Buyer					
Signature of Seller			Signature of Buyer					
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)		Signature of Seller (at clos	ing)				
		F	1 of 2					

Property address (number and street, city, state, and ZIP code)

237 East Franklin Street, Huntington, IN 46750	0						
2. ROOF	YES	KNOW 4. OTHER DISCLOSURES		4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known Years.			V	Do structures have aluminum wiring?		\square	KNOW
Does the roof leak?			V	Are there any foundation problems with the			
Is there present damage to the roof?			V	structures?			
Is there more than one layer of shingles on the house?			\square	Are there any encroachments? Are there any violations of zoning, building codes,			
If yes, how many layers?			or restrictive covenants?				
				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?		Ø					
Is there any contamination caused by the				Is the access to your property via a private road?		K	
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 under IC 13-14-1-15?				Is the access to your property via an easement? Have you received any notices by any			
Has there been manufacture of				governmental or quasi-governmental agencies affecting this property?		Ø	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Are there any structural problems with the building?			☑
Explain:				Have any substantial additions or alterations been made without a required building permit?			
Furnace has a cracked heat exchanger and needs repaired or replaced.				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			☑
				Is there any damage due to wind, flood, termites, or rodents?			Ø
				Have any structures been treated for wood destroying insects?		☑	
				Are the furnace/woodstove/chimney/flue all in working order?	Ø		
E. ADDITIONAL COMMENTS AND/OR EXPLANA	TIONS:			Is the property in a flood plain?		☑	
(Use additional pages, if necessary) This was an investment property that had	hoon ror	ated in the	nact the	Do you currently pay for flood insurance? Does the property contain underground storage			
This was an investment property that had been rented in the past, the owner has never lived there.				tank(s)?		Ø	
				Is the homeowner a licensed real estate salesperson Street any threatened or existing litigation		Ø	
				regarding the property?		Ø	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			
				Is the property located within one (1) mile of an airport?		Ø	
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 Lynne Worthrop		<u> </u>	dotloop verifie 07/05/22 2:00 I EDT JSIXX-FBVJ-RYTP		1		,,,,
Signature of Seller				Signature of Buyer			
<u> </u>	ame as it was when the Seller's Disclosure form was	originally pr	ovided to	the Buyer.			
Signature of Seller (at closing)				Signature of Seller (at closing)			
REALTOR®			FO	RM #03.			

