

Date (month, day, year)

11-15-2021

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 ZIP code)

A21 Glacur Ridge Rd, Fort Wayne, IN 46845

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System				
Clothes Dryer				
Clothes Washer			X	
Dishwasher			X	
Disposal			X	
Freezer				
Gas Grill				
Hood			X	
Microwave Oven				
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)				
Trash Compactor				
TV Antenna / Dish				
Other:				
B. ELECTRICAL SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Air Purifier				
Burglar Alarm				
Ceiling Fan(s)				
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks				
Intercom				
Light Fixtures			X	
Sauna				
Smoke / Fire Alarm(s)				
Switches and Outlets			X	
Vent Fan(s)				
60 / 100 / 200 Amp Service <i>(Circle one)</i>			200	
Generator				
NOTE: "Defect" means a condition that would have a significant 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.				

C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	
Cistern					
Septic Field / Bed					
Hot Tub					
Plumbing			X		
Aerator System					
Sump Pump					
Irrigation Systems					
Water Heater / Electric			X Woods		
Water Heater / Gas					
Water Heater / Solar					
Water Purifier					
Water Softener			X		
Well			4"		
Septic & Holding Tank/Septic Mound					
Geothermal and Heat Pump					
Other Sewer System (<i>Explain</i>)					
Swimming Pool & Pool Equipment					
			Yes	No	Do Not Know
Are the structures connected to a public water system?					✓
Are the structures connected to a public sewer system?					✓
Are there any additions that may require improvements to the sewage disposal system?					
If yes, have the improvements been completed on the sewage disposal system?					
Are the improvements connected to a private/community water system?					
Are the improvements connected to a private/community sewer system?					
D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	
Attic Fan					
Central Air Conditioning					
Hot Water Heat					
Furnace Heat / Gas					
Furnace Heat / Electric					
Solar House-Heating			X		
Woodburning Stove					
Fireplace			X		
Fireplace Insert					
Air Cleaner					
Humidifier					
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 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>x Chantane D. Buckley</i>	Date (mm/dd/yy) <i>11/15/21</i>	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)

1421 Glacier Ridge Rd., Fort Wayne, IN 46845

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>48</u> Years.			
Does the roof leak?	<u>?</u>		<u>✓</u>
Is there present damage to the roof?			<u>X</u>
Is there more than one layer of shingles on the house?		<u>X</u>	
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?		<u>X</u>	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<u>X</u>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<u>X</u>	
Explain:			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<u>X</u>
Are there any foundation problems with the structures?		<u>X</u>	
Are there any encroachments?		<u>X</u>	
Are there any violations of zoning, building codes, or restrictive covenants?		<u>X</u>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<u>X</u>	
Is the access to your property via a public road?	<u>X</u>		
Is the access to your property via an easement?		<u>X</u>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<u>X</u>	
Are there any structural problems with the building?		<u>X</u>	
Have any substantial additions or alterations been made without a required building permit?		<u>X</u>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<u>X</u>	
Is there any damage due to wind, flood, termites or rodents?		<u>X</u>	
Have any structures been treated for wood destroying insects?		<u>X</u>	
Are the furnace/woodstove/chimney/flue all in working order?	<u>X</u>		
Is the property in a flood plain?		<u>X</u>	
Do you currently pay flood insurance?		<u>X</u>	
Does the property contain underground storage tank(s)?		<u>X</u>	
Is the homeowner a licensed real estate salesperson or broker?		<u>X</u>	
Is there any threatened or existing litigation regarding the property?		<u>X</u>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<u>X</u>	
Is the property located within one (1) mile of an airport?		<u>X</u>	

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)

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Signature of Seller <u>Christine D. Budenberg</u>	Date (mm/dd/yy) <u>11/15/21</u>	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)



Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initially)

Initial: X CB X

Check below which best applies:

I. Presence of lead-based paint and or lead-based hazards:

Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: _____

X

Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing

II. Reports & Records available to the seller

Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below

List: _____

X

Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

Purchaser's Acknowledgement (initial)

Initial: _____

III. Purchaser has received copies of all information listed above

IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"

V. Purchaser has: (check which applies)

Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

Agent's Acknowledgment (initial)

CAM

Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge that the information provided is true and accurate.

X Chad Metzger 11/15/21
Seller's Signature

Date

Seller's Signature

Date

Chad Metzger
Agent's Signature

Date

Agent's Signature

Date

Purchaser's Signature

Date

Purchaser's Signature

Date

Metzger Property Services, LLC

Agency Disclosure Form



Metzger

PROPERTY SERVICES, LLC
CHAD METZGER CAI, CAGA

260-982-0238

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Average Utilities

	Company	Average Amount
Gas		\$ <u>0</u>
Electric		\$ <u>250⁰⁰ Budget</u>
Water		\$ <u>0</u>
Other	<u>Public Sewer</u>	\$ <u>125/mo</u>
HOA		\$ <u>0</u>

Metzger