

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

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)

10310 Pleasant Valley Ct, Osceola, In 46561

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 Defective		Do Not Know	
Built-in Vacuum System	☒				Cistern					☒	
Clothes Dryer				☒	Septic Field/Bed					☒	
Clothes Washer				☒	Hot Tub	☒					
Dishwasher				☒	Plumbing					☒	
Disposal				☒	Aerator System					☒	
Freezer				☒	Sump Pump					☒	
Gas Grill				☒	Irrigation Systems					☒	
Hood				☒	Water Heater/Electric	☒					
Microwave Oven				☒	Water Heater/Gas					☒	
Oven				☒	Water Heater/Solar	☒					
Range				☒	Water Purifier					☒	
Refrigerator				☒	Water Softener					☒	
Room Air Conditioner(s)				☒	Well					☒	
Trash Compactor				☒	Septic and Holding Tank/Septic Mound					☒	
TV Antenna/Dish				☒	Geothermal and Heat Pump	☒					
Other:					Other Sewer System (<i>Explain</i>)					☒	
					Swimming Pool & Pool Equipment	☒					
					YesNoDo 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	☒					
					Woodburning Stove	☒					
					Fireplace	☒					
					Fireplace Insert	☒					
					Air Cleaner					☒	
					Humidifier					☒	
					Propane Tank	☒					
					Other Heating Source					☒	
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>Mark J Root</i>	Date (mm/dd/yy) 07/10/2025	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Mark J Root</i>	Date (mm/dd/yy) 07/10/2025	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)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years.			☐
Does the roof leak?		☒	
Is there present damage to the roof?		☒	
Is there more than one layer of shingles on the house?			☒
If yes, how many layers?			☐

YES	NO	DO NOT KNOW
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[illegible]

YES	NO	DO NOT KNOW
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YES	NO	DO NOT KNOW
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 Signature of Seller <i>Mark J Root</i>	Date (mm/dd/yy) 07/16/2025	Signature of Buyer	Date (mm/dd/yy)
 Signature of Seller <i>Mark J Root</i>	Date (mm/dd/yy) 07/16/2025	Signature of Buyer	Date (mm/dd/yy)

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
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