

Date (month, day, year)
August 22, 2013

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

2718 N. Devon Avenue
Indianapolis, 46219

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood			X	
Microwave Oven	X			
Oven			X	
Range				
Refrigerator	X			
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna/Dish	X			
Other:				

Air Purifier	X		
Burglar Alarm			X
Ceiling Fan(s)			X
Garage Door Opener / Controls	X		
Inside Telephone Wiring and Blocks/Jacks			X
Intercom	X		
Light Fixtures	X		X
Sauna			
Smoke/Fire Alarm(s)			X
Switches and Outlets			X
Vent Fan(s)	X		
60/100/200 Amp Service (Circle one)			X
Generator	X		

C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field/Bed	X			
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater/Electric	X			
Water Heater/Gas			X	
Water Heater/Solar				
Water Purifier	X			
Water Softener	X			
Well	X			
Septic and Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Pool & Pool Equipment	X			

Heating System	Heated	Unheated	Other
Attic Fan			
Central Air Conditioning			X
Hot Water Heat	X		
Furnace Heat/Gas			X
Furnace Heat/Electric	X		
Solar House-Heating	X		
Woodburning Stove	X		
Fireplace	X		
Fireplace Insert	X		
Air Cleaner	X		
Humidifier	X		
Propane Tank	X		
Other Heating Source			

Signature of Seller <i>Ramona E. Smith</i>	Date (mm/dd/yy) 8/22/2013	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller EATACF351FC4CS...	Date (mm/dd/yy)	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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2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: <u>12</u> Years.				Do structures have aluminum wiring?		☒	
Does the roof leak?		☒		Are there any foundation problems with the structures?		☒	
Is there present damage to the roof?		☒		Are there any encroachments?		☒	
Is there more than one roof on the house?		☒		Are there any violations of zoning, building codes, or restrictive covenants?		☒	
Is there more than one layer of shingles on the roof?				Is the present use a non-conforming use? Explain:		☒	
If yes, how many layers? _____				Is the access to your property via a private road?		☒	
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Is the access to your property via a public road?	☒		
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?		☒		Is the access to your property via an easement?		☒	
Explain:				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		☒	
				Are there any structural problems with the building?		☒	
				Have any substantial additions or alterations been made without a required building permit?		☒	
				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?		☒	
				Have any structures been treated for wood destroying insects?		☒	
				Are the furnace/woodstove/chimney/flue all in working order?	☒		
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Is the property in a flood plain?		☒	
Exclude washer, dryer, refrigerator, wrought iron fence, chimney, 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?		☒	
				Is the property located within one (1) mile of an airport?		☒	
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 <u>Ramona E. Smith</u>		Date (mm/dd/yy) <u>8/22/2013</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)	

Form #03 IAR 2013

