

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R5/6-10)

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

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)

2718 N. Devon Avenue Indianapolis, 46219

1. The following are in the cond	litions Indicat	ted:								
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective		lot ective	Do No Know
Built-in Vacuum System	Х				Cistern	X	 	\vdash		-
Clothes Dryer	X				Septic Field/Bed	 x		├─-		_
Clothes Washer	Х				Hot Tub	X	 	\vdash		
Dishwasher	Х				Plumbing	 ^ -	 	 	ĸ	\vdash
Disposal	Х				Aerator System	T X		├─	<u>`</u>	-
Freezer	X	<u> </u>			Sump Pump	X	+	\vdash	-	-
Gas Grill	х			<u> </u>	Irrigation Systems	1 x	 			
Hood		1	Х		Water Heater/Electric	 x				\vdash
Microwave Oven	X		· A		Water Heater/Gas	 	 	l x		-
Oven			X		Water Heater/Solar	-		 ^	<u>-</u>	
Range					Water Purifier	X	 	├─	\rightarrow	\vdash
Refrigerator	Х				Water Softener	1 	-	\vdash		
Room Air Conditioner(s)	X				Weil	X		\vdash		
Trash Compactor	x				Septic and Holding Tank/Septic Mound	 	 	\vdash	\dashv	— —
TV Antenna/Dish	x				Geothermal and Heat Pump	 x^-				-
Other:					Other Sewer System (Explain)	+ 		⊢		
04101.					Pool & Pool Equipment		ļ	⊢		—
					Pour at Pour Equipment	X	<u> </u>			
								Yes	No	Do Not Know
					Are the structures connected to a public wa	ater system?		х		
B. ELECTRICAL	None/Not		Not	Do Not	Are the structures connected to a public sewer system?					
SYSTEM	Included/ Rented	Defective	Defective	Know	Are there any additions that may require in the sewage disposal system?	provements t	D		Х	
Air Purifier	Х				If yes, have the improvements been completed on the					
Burglar Alarm			X		sewage disposal system?					
Ceiling Fan(s)			X		Are the improvements connected to a priva	ite/community				
Garage Door Opener / Controls	Χ				water system?				igwdown	
Inside Telephone Wiring and Blocks/Jacks	·		X		Are the improvements connected to a private/community sewer system?				Х	
Intercom	х				D. HEATING & COOLING	None/Not Included/	Defective	Defeative Not		Do Not
Light Fixtures	x		Х		SYSTEM	Rented	Detective	Defe	ctive	Know
Sauna	^		^		Attic Fan					
Smoke/Fire Alarm(s)			X		Central Air Conditioning			ightharpoonup	X	
					Hot Water Heat	I x			\neg	
Switches and Outlets			Х		Furnace Heat/Gas	1		$\overline{}$	$\langle \ \ $	
Vent Fan(s)	Х				Furnace Heat/Electric	X			\neg	
60/100/200 Amp Service (Circle one)			х		Solar House-Heating	T x				
<u>` </u>			^		Woodburning Stove	X				
Generator	X	L		L	Fireplece	Х	<u> </u>		\neg	
NOTE: "Defect" means a co	ndition that	would have	a significan	t adverse	Fireplace Insert	X			\neg	
effect on the value of the pro	perty, that w	oifingia bluov	antly impair (he health	Air Cleaner	X			-	
or safety of future occupants of the property, or that if not repaired, removed Humidiffer					Humidifier	X			\dashv	
					Propane Tank	X			\dashv	
noma me or die hreidisez.					Other Heating Source		 		\dashv	
The information contained in	n this Diesi	osure hee h	een fumlebo	d by the G		agod or 4t-	Calleda A	IIPD=	NZ	07111
KNOWLEDGE. A disclosure ' inspections or warranties tha	form is not t the prospe perty or cert	a warranty b ctive buyer o ify to the pur	y the owner r owner may chaser at set	or the own later obtain tlement tha	seller, who certifies to the truth thereof, b ner's agent, if any, and the disclosure form n. At or before settlement, the owner is requi t the condition of the property is substantial Naclosure by signing below.	may not be	used as a	subst	titute 1	for ar

signatura or selle. Smith	Bata (17/1/84/3/)	Signature of Buyer	Date (mm/dd/yy)	
Signatuhan Stalie 4C8	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/ddifyy)

Property address (number and street, city, state	∍, and ZIP co	ode)		2718 N. Devon Avenue Indianapolis, 46219			
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: Years.				Do structures have aluminum wiring?	 	X	
Does the roof leak?		Х		Are there any foundation problems with the structures?		х	
Is there present damage to the roof?		Х	إستار	Are there any encroachments?	 	X	
Is there more than one roof on the house?		_X		Are there any violations of zoning, building			†
Is there more than one layer of shingles on the roof?				codes, or restrictive covenants? Is the present use a non-conforming use? Explain:	 	X	
If yes, how many layers?				Is the access to your property via a private road?	┼──	X	
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT	is the access to your property via a public road?	X		+
3. TAZARDOUS CONDITIONS	TES	NO	KNOW	Is the access to your property via an easement?	 	X	
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,		x		Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		х	
expansive soil, toxic materials, mold, other			ŀ	Are there any structural problems with the building?		X	
biological contaminants, asbestos insulation, or PCB's?				Have any substantial additions or alterations been made without a required building permit?		X	
Explain:			1 1	Are there moisture and/or water problems in the basement, crawl space area, or any other area?		х	
				Is there any damage due to wind, flood, termites, or rodents?		х	
				Have any structures been treated for wood destroying insects?		х	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Are the furnace/woodstove/chimney/flue all in working order?	х		
				is the property in a flood plain?		Х	†
Exclude washer, dryer, refr	igerato	r, wro	ught irø	n fiernyce currentlyeraty flood insurance?		Х	
				Does the property contain underground storage tank(s)?		х	
				Is the homeowner a licensed real estate salesperson or broker?		х	
				Is there any threatened or existing litigation regarding the property?		х	
				Is the property subject to coverants, conditions and/or restrictions of a homeowner's association?		×	
				Is the property located within one (1) mile of an airport?		х	
inspections or warranties that the prospecti- the physical condition of the property or ce disclosure form was provided Seller and Pu	erranty by t ve buyer or ertify to the	owner m owner m purchase	r or the owne ay later obtai er at settleme	eller, who certifies to the truth thereof, based on the or's agent, if any, and the disclosure form may not be n. At or before settlement, the owner is required to di ont that the condition of the property is substantially ipt of this Disclosure by signing below.	e used as a	a substitute	e for any
Signature of Seller Smith 8/2 47790130)			Signature of Buyer	Date (mm/dd/yy)			
Signaturers Statists Date (mm/dd/yy)				Signature of Buyer	Date (mm/dd/yy)		
The Selier hereby certifies that the condition Buyer.	of the prop	erty is s	ubstantially t	he same as it was when the Seller's Disclosure form	was origin	ally provid	led to the
Signature of Seller (at closing)			mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/\dol)		



Form #03 IAR 2013

