

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) May 19, 2015

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 2IP code)

		5161	Gray W	ood Ct,	Indianapolis, 46235				
1. The following are in the cond		ed:							
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do No Know
Built-in Vacuum System	X				Cistern	X			
Clothes Dryer	X				Septic Field/Bed	1 2	<u> </u>		
Clothes Washer	V				Hot Tub	 			
Dishwasher			X		Plumbing			~	+
Disposal			X		Aerator System	×		^-	+
Freezer	1				Sump Pump	+ 🛠			+
Gas Grill	T Q		/	1	Irrigation Systems	×	 		
Hood	_		4		Water Heater/Electric	 x	·		+
Microwave Oven			<u> </u>		Water Heater/Gas	 `\		X	+
Oven	† · · · ·		Ž		Water Heater/Solar	1 1		-	
Range			Ý		Water Purifier	 X			+
Refrigerator		-	1	 	Water Softener	+ ^ -	-		-
Room Air Conditioner(s)	×				Well	X		<u> </u>	
Trash Compactor	X		· 		Septic and Holding Tank/Septic Mound	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			+
TV Antenna/Dish	1 7		-		Geothermal and Heat Pump				-
Other:	<u> </u>					+ 🛬			
Outer.					Other Sewer System (Explain)	+			-
					Swimming Pool & Pool Equipment	_ ~	ļ		<u> </u>
·	-			-				Yes No	Do Not Know
					Are the structures connected to a public w	ater system?		Х	
B. ELECTRICAL	None/Not		Not	Do Not	Are the structures connected to a public sewer system?		X		
SYSTEM	Included/ Rented	Defective	Defective	Know	Are there any additions that may require improvements to the sewage disposal system?		X		
Air Purifier Burglar Alarm	X				If yes, have the improvements been compl	eted on the			
Ceiling Fan(s)			- ♦		sewage disposal system?				
Garage Door Opener / Controls			- 3		Are the improvements connected to a priva water system?	ite/community		<i>X</i>	i
Inside Telephone Wiring	 				Are the improvements connected to a priva	te/community	-		
and Blocks/Jacks			×		sewer system?	None/Not	,	У	<u> </u>
Intercom	Х				everter Included/ Defective		Defective	Not Defective	Do Not
Light Fixtures		-	×		SYSTEM Attic Fan	Rented		Delective	KIIOW
Sauna	X		- 7 - 3			 X	-	7.7	<u> </u>
Smoke/Fire Alarm(s)			メ		Central Air Conditioning	 		X	<u> </u>
Switches and Outlets	9		×		Hot Water Heat	 ^- -			-
Vent Fan(s)			×		Furnace Heat/Gas	├- ✓		X	↓
50/100(200 Amp Service					Furnace Heat/Electric	 			_
(Circle one)			X		Solar House-Heating	X			<u> </u>
Generator	\mathbf{x}				Woodburning Stove	 			
		-	L.,.		Fireplace	<u> </u>			ļ
NOTE: "Defect" means a co	ndition that	would have	a significan	t adverse	Fireplace Insert	X			
effect on the value of the pro	perty, that v	ould signific	antly impair	he health	Air Cleaner	\			
or safety of future occupants or replaced would significat	oi ine propi ntiv shorten	aty, or that h	not repaired	expected	Humidifier	X			
or replaced would significantly shorten or adversely affect the expected normal life of the premises.				Propane Tank					
					Other Heating Source	1			1
The Information contained i	n this Disci	osure has b	een furnishe	by the S	eller, who certifies to the truth thereof, b	ased on the	Seller's C	URRENT	ACTUAL

The 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	Date (majdity)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
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he 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			Wood Ct	, Indianapolis, 46235			
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO
Age, if known: Years.			+ - 1	Do structures have aluminum wiring?		X	KINDAA
Does the roof leak?		X		Are there any foundation problems with the structures?		,	
Is there present damage to the roof?		7		Are there any encroachments?		X	_
Is there more than one layer of shingles on the house?		X		Are there any encroachments? Are there any violations of zoning, building codes, or restrictive covenants?		 	
If yes, how many layers?				is the present use a non-conforming use?			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT	Explain:		1 ×	
	763	NO	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?		×					
Is there contamination caused by the manufacture of a controlled substance on the				Is the access to your property via a private road?	-	+ 🖈	<u> </u>
property that has not been certified as		Y		is the access to your property via a public road?	×	 	
decontaminated by an inspector approved				Is the access to your property via an easement?		X	L
under IC 13-14-1-15? Has there been manufacture of methamphetamine or dumping of waste from		X		Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		×	
the manufacture of methamphetamine in a		/ \		Are there any structural problems with the building?	 	ス	
residential structure on the property? Explain:			1	Have any substantial additions or alterations been made without a required building permit?		X	
Excludes SANoge Frenzer			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?		X	
				Have any structures been treated for wood destroying insects?		X	
E. ADDITIONAL COMMENTS AND/OR E (Use additional pages, if necessary)	E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Х		
				Is the property in a flood plain?		×	
				Do you currently pay flood insurance?		メ	
				Does the property contain underground storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?		X	
				Is there any threatened or existing litigation regarding the property?		Х	
				is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	X		
				Is the property located within one (1) mile of an airport?		X	
inspections or warranties that the prospective	e buyer or	ine owner owner ma burchase	r or the owne By later obtain By at settleme	lier, who certifies to the truth thereof, based on the r's agent, if any, and the disclosure form may not be. At or before settlement, the owner is required to dent that the condition of the property is substantially by of this Disclosure by signing below.	e used as	a substitut	e for any
			mmyadyyy/	Signature of Buyer	Date (mm/dd/yy)		
Signature of Seller			mm/dd/yy)	Signature of Buyer		Date (mm/	(dal/yy)
The Seller hereby certifies that the condition Buyer.	of the pro	perty is su	ubstantially th	e same as it was when the Seller's Disclosure form	was origin	nally provid	led to the
			mm/dd/yy)	Signature of Seller (at closing)		Date (mm/	'ddiyy)



Form #03,

