

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/ 6-14)

Date	(month,	day,	year)
8/24/2	2016		

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 evailable 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 offier is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) 16050 Concert Way, Noblesville, IN 46060 1. The following are in the conditions indicated: None/Not None/Not Not Do Not Not Defective Do Not C. WATER & SEWER SYSTEM Included/ Defective A. APPLIANCES Included/ Defective Defective Know Know Rented Rented Built-in Vacuum System Z X X Septic Field/Bed Clothes Dryer X Hot Tub 5 Clothes Washer X N Plumbing Dishwasher × _ Aerator System Disposal X _ X Sump Pump Freezer M Gas Grill Irrigation Systems X Ø Water Heater/Electric Hood П X Water Heater/Gas Microwave Oven \triangleright П N Water Heater/Solar Oven X Water Purifier × Range 又 Water Softener Refrigerator X X Room Air Conditioner(s) Well X Septic and Holding Tank/Septic Mound Trash Compactor X X Geothermal and Heat Pump TV Antenna/Dish X Other Sewer System (Explain) Other: П Swimming Pool & Pool Equipment Do Not Yes No Know and a Are the structures connected to a public water system? П 2 Are the structures connected to a public sewer system? None/Not B. ELECTRICAL Not Do Not Defective Included/ Are there any additions that may require improvements to \boxtimes Defective Know SYSTEM Rented the sewage disposal system? X Air Puriller If yes, have the improvements been completed on the X П Burgler Alarm aswage disposal system? X Are the improvements connected to a private/community Ceiling Fan(s) × N X water system? Garage Door Opener / Controls Are the improvements connected to a private/community X Inside Telephone Wiring sewer system? and Blocks/Jacks Nons/Not D. HEATING & COOLING Do Not Not Defective П Included/ П Defective Know Intercom SYSTEM Rented × Light Fixtures Attic Fan X Seuna 又 Central Air Conditioning 2 _ Smoke/Fire Alarm(s) X Hot Water Heat X Switches and Outlets X Fumece Heat/Gas Ø Vent Fan(s) Fumace Heat/Electric 60/100/200 Amp Service K X Solar House-Heating (Circle one) Z Woodburning Stove П 团 Generator X Fireplace X Fireplece Insert NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health Air Cleaner K or safety of future occupants of the property, or that if not repaired, removed K Г Humidifier or replaced would significantly shorten or adversely affect the expected Propane Tank normal life of the premises. Other Heating Source The information contained in this Disclosure has been furnished by the Seller, who cartifles 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 Buyer Signature of Setle wald & Waymere Signature of Buyer Signature of Seller mere 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) Signature of Seller (at closing)

Property address (number and street, city, state	and ZIP o	ode)							
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW		
Age, if known: Y 4 Years.				Do structures have aluminum wiring?		23			
Does the roof leak?		Ø		Are there any foundation problems with the structures?		×			
Is there present damage to the roof?		Ø		Are there any encroachments?		128			
Is there more than one tayer of shingles on the house?		Ø		Are there any violations of zoning, building codes, or restrictive covenants?		Ø			
If yes, how many layers?				Is the present use a non-conforming use? Explain:					
				Express.	1				
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 soll, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		Ø				团			
Is there contamination caused by the				Is the access to your property via a private road?		K			
manufacture of a controlled substance on the property that has not been certified as		囚		Is the access to your property via a public road?	X				
decontaminated by an Inspector approved				Is the access to your property via an easement?		M			
under IC 13-14-1-15? Has there been manufacture of methamphetamine or dumping of waste from				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		Ø			
the manufacture of methamphetamine in a		X		Are there any structural problems with the building?		X			
residential structure on the property? Explain:				Have any substantial additions or atterations been made without a required building permit?		Ø			
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		2			
				is there any damage due to wind, flood, termites, or rodents?		×			
				Have any structures been treated for wood destroying insects?		B			
E. ADDITIONAL COMMENTS AND/OR E (Use additional pages, if necessary)	XPLANA	TONS:		Are the furnace/woodstove/chimney/flue att in working order?	図				
		is the property in a flood plain?		Z					
Evalude Draperies in	OT CAT	1 ILLOPA		Do you currently pay flood insurance? Does the property contain underground storage		[27]			
V				tank(s)?		X			
				is the homeowner a licensed real estate salesperson or broker?		Z			
				is there any threatened or existing litigation regarding the property?		Ø			
			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?		×					
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Signature of Seller Donald & Waynie 8-24-16 Signature of Seller Cuolin & Waynin 8/24/16				Signature of Buyer					
Signature of Seller Custem & W	denni	En.	1/24/16	Signature of Buyer					
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)			Signature of Seller (at closing)						



Form #03.

