



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 48234 (R6/ 8-10)

Date (month, day, year) 2-11-14

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 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. 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 32-21-6) generally requires 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) 7109 TAPPAN DR, INDIANAPOLIS IN 46241

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Repaired	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			X	
Refrigerator	X			
Room Air Conditioner(s)			X	
Trash Compactor	X			
TV Antenna/Dish	X			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Repaired	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls			X	
In-Home Telephone Wiring and Blocks/Jacks				X
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke/Fire Alarm(s)			X	
Switches and Outlets			X	
Vent Fan(s)			X	
60/100/200 Amp Service (Circle one)				
Generator	X			

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

D. HEATING & COOLING SYSTEM	None/Not Included/Repaired	Defective	Not Defective	Do Not Know
Attic Fan	X			
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	X			

NOTE: "Defect" means a condition that would have a significant 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 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 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>[Signature]</u>	Date (mm/dd/yy) <u>2/11/14</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 Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
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Property address (number and street, city, state, and ZIP code): **7109 TAPPAN DR, INDIANAPOLIS IN 46268**

2. ROOF				4. OTHER DISCLOSURES							
YES	NO	DO NOT KNOW	YES	NO	DO NOT KNOW	YES	NO	DO NOT KNOW			
Age, if known: <u>1</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							Is the access to your property via a public road?				
YES	NO	DO NOT KNOW				Is the access to your property via an easement?					
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, mine shaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?						Have you received any notices by any governmental or quasi-governmental agencies affecting this property?					
Explain:						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?					
						Is the property in a flood plain?					
						Do you currently pay 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?					
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: <i>(Use additional pages, if necessary)</i> <p>Items not included: refrigerator, clothes washer and dryer, alarm system, drapery, white cabinet in second bathroom</p>											
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Signature of Seller			Date (mm/dd/yy)			Signature of Buyer			Date (mm/dd/yy)		
<i>[Signature]</i>			6/21/14								
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 Buyer.											
Signature of Seller (at closing)			Date (mm/dd/yy)			Signature of Seller (at closing)			Date (mm/dd/yy)		



Form #03 IAR 2011

