## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/ 6-14)

Date (month, day, year) 06/23/2016

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 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. 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)

## 6923 West Winding Bend, McCordsville, IN 46055 1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	No Defec		Do Not Know	
Built-in Vacuum System	$\mathbf{V}$				Cistern	$\checkmark$					
Clothes Dryer		·	$\checkmark$		Septic Field/Bed	$\checkmark$		· · · · ·			
Clothes Washer			$\mathbf{\nabla}$		Hot Tub	$\checkmark$					
Dishwasher			$\mathbf{\nabla}$		Plumbing			$\checkmark$			
Disposal					Aerator System	$\checkmark$					
Freezer	$\mathbf{V}$				Sump Pump	$\mathbf{\nabla}$					
Gas Grill	$\mathbf{V}$	7		5	Irrigation Systems	$\checkmark$		5		17	
Hood	$\mathbf{V}$				Water Heater/Electric	$\checkmark$					
Microwave Oven			$\checkmark$		Water Heater/Gas			$\checkmark$			
Oven		· · · · ·	$\checkmark$	1	Water Heater/Solar	$\checkmark$		<i>1</i> .		17	
Range					Water Purifier	V					
Refrigerator		7-		r	Water Softener	$\checkmark$		· · · ·			
Room Air Conditioner(s)	$\mathbf{V}$				Well	$\checkmark$					
Trash Compactor	$\checkmark$				Septic and Holding Tank/Septic Mound	V					
TV Antenna/Dish	V				Geothermal and Heat Pump	V					
Other:	V				Other Sewer System (Explain)	$\checkmark$					
		1			Swimming Pool & Pool Equipment	$\checkmark$		7			
		Fr				-		Yes	No	Do Not	
										Know	
					Are the structures connected to a public water syste			$\mathbf{\nabla}$			
B. ELECTRICAL	None/Not	Defective	Not	Do Not	Are the structures connected to a public sewer system?			$\square$			
SYSTEM	Included/ Rented	Defective	Defective	Know	Are there any additions that may require improvements to the sewage disposal system?						
Air Purifier	$\checkmark$	7									
Burglar Alarm		· · · · ·		$\checkmark$	sewage disposal system?						
Ceiling Fan(s)		T	$\checkmark$		Are the improvements connected to a privat	te/community			$\checkmark$		
Garage Door Opener / Controls					water system? Are the improvements connected to a private/community					_	
Inside Telephone Wiring	_	_	_		sewer system?	te/community			$\checkmark$		
and Blocks/Jacks				$\checkmark$	D. HEATING & COOLING	None/Not		No	t	Do Not	
Intercom	N	5			SYSTEM	Included/ Rented	Defective	Defec		Know	
Light Fixtures		1		$\checkmark$	Attic Fan						
Sauna	$\checkmark$				Central Air Conditioning			V			
Smoke/Fire Alarm(s)		5		$\checkmark$	Hot Water Heat	1					
Switches and Outlets				$\checkmark$	Furnace Heat/Gas						
Vent Fan(s)	Ŋ				Furnace Heat/Electric						
60/100/200 Amp Service					Solar House-Heating						
(Circle one) 200					Woodburning Stove						
Generator	$\checkmark$	5		1	Fireplace			1			
NOTE: "Defect" means a co	ndition that	would have	a significan	t adverse	Fireplace Insert						
effect on the value of the pro					Air Cleaner			5			
or safety of future occupants					Humidifier						
or replaced would significat normal life of the premises.	ntly shorten	or adverse	ly affect the	expected	Propane Tank						
normal me of the premises.					Other Heating Source			· · · ·			
KNOWLEDGE. A disclosure inspections or warranties that	form is not t the prospe perty or cert	a warranty b ctive buyer c ify to the pur	y the owner or owner may chaser at set	or the owne later obtain tlement that	eller, who certifies to the truth thereof, bar's agent, if any, and the disclosure form. At or before settlement, the owner is require the condition of the property is substantial	ased on the may not be red to disclo	used as a se any mat	substi erial cl	tute nang	for any e in the	

Signature of Seller	the fundal	dotloop verified 06/23/16 12:42PM EDT AHXC-6YUJ-Q4A8-YNGX	Signature of Buyer	
Signature of Seller			Signature of Buyer	
The Seller hereby Buyer.	v certifies that the condition of the property i	is substantially the	e same as it was when	the Seller's Disclosure form was originally provided to the
Signature of Seller	(at closing)		Signature of Seller (at c	closing)

. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO
ge, if known: <u>10</u> Years.	7			Do structures have aluminum wiring?		$\checkmark$	
loes the roof leak?		$\checkmark$		Are there any foundation problems with the structures?			
there present damage to the roof?		$\checkmark$		Are there any encroachments?			
s there more than one layer of shingles on ne house?	7			Are there any violations of zoning, building codes, or restrictive covenants?			
yes, how many layers?	7			Is the present use a non-conforming use?			
				Explain:	-		
. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
lave there been or are there any hazardous onditions on the property, such as methane as, lead paint, radon gas in house or well, adioactive material, landfill, mineshaft, xpansive soil, toxic materials, mold, other iological contaminants, asbestos insulation, r PCB's?							E
s there contamination caused by the nanufacture of a controlled substance on the				Is the access to your property via a private road?			
roperty that has not been certified as				Is the access to your property via a public road?	$\checkmark$	· · · · ·	
econtaminated by an inspector approved nder IC 13-14-1-15?				Is the access to your property via an easement? Have you received any notices by any			
las there been manufacture of nethamphetamine or dumping of waste from				affecting this property?		Ø	
ne manufacture of methamphetamine in a esidential structure on the property?			¥.	Are there any structural problems with the building? Have any substantial additions or alterations		V	
xplain:				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?		$\checkmark$	
				Have any structures been treated for wood destroying insects?		M	
ADDITIONAL COMMENTS AND/OR E (Use additional pages, if necessary)	XPLANA	TIONS:		Are the furnace/woodstove/chimney/flue all in working order?			0
ller did not live in property				Is the property in a flood plain?			
				Do you currently pay flood insurance? Does the property contain underground storage		V	
frigerator, dishwasher, microv and new	wave ai	nd ovei	n are	tank(s)?			
				salesperson or broker?			
				Is there any threatened or existing litigation regarding the property?		V	
				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?			0
NOWLEDGE. A disclosure form is not a was not a was not a warranties that the prospective	arranty by ve buyer of ertify to the	the owne r owner m e purchas reby ackn	r or the own ay later obtai er at settlem		be used as a disclose any	a substitut material o	te for chang
gnature of Seller	of the pro	pertv is s	ubstantially	Signature of Buyer	m was origi	ally provi	ded tr
iyer.			· · · · · · · · · · · · · · · · · · ·	Signature of Seller (at closing)		7	
gnature of Seller ( <i>at closing</i> )							