

## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 08/24/2023

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 ZIP code) 4593 Walcott Drive, Westfield, IN 46062

The following are in the condition					,					
<u> </u>	None/Not		Not	Do Not		None/Not		Not	Do Not	
A. APPLIANCES	Included/ Rented	Defective	Defective	Know	C. WATER & SEWER SYSTEM	Included Rented	Defective	Defective	Know	
Built-in Vacuum System	abla				Cistern	$\square$				
Clothes Dryer			abla		Septic Field/Bed	$\overline{\mathbf{Z}}$				
Clothes Washer			V		Hot Tub					
Dishwasher			$\overline{\square}$		Plumbing			<u> </u>		
Disposal			$\square$		Aerator System	$\overline{\mathbb{Z}}$	$\overline{}$			
Freezer	<del>-</del>		$\square$		Sump Pump	Ø	H		<del>⊢ ⊢</del>	
Gas Grill				i ii	Irrigation Systems	Ø	Ħ		<del>⊢</del>	
Hood	Ø				Water Heater/Electric	$\square$	H		╁	
Microwave Oven	Ħ	౼		H	Water Heater/Gas		H	H	H	
Oven	H	H		H	Water Heater/Solar		H		H	
Range	H	H		H	Water Purifier		H		H	
Refrigerator	H	<del> </del>	$\square$	H	Water Softener			Ø	H	
Room Air Conditioner(s)	Ø	H		H	Well		H		H	
Trash Compactor	Ø			H	Septic and Holding Tank/Septic Mound	$\square$				
TV Antenna/Dish	Ø				Geothermal and Heat Pump	$\square$	Ħ		╅	
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment	abla				
								Yes No	Do Not Know	
					Are the structures connected to a public water system?					
B. Electrical	None/Not	Defective	Not	Do Not	Are the structures connected to a pi	ublic water system?				
System	Included/ Rented		Defective	Know		re any additions that may require improvements to rage disposal system?				
Air Purifier	abla				the sewage disposal system?  If yes, have the improvements been	completed c	n the	<del>                                     </del>		
Burglar Alarm			V		sewage disposal system?	. completed c				
Ceiling Fan(s)			V		Are the improvements connected to	d to a private/community				
Garage Door Opener / Controls			V		water system?  Are the improvements connected to				$\vdash = \vdash$	
Inside Telephone Wiring	V				sewer system?					
and Blocks/Jacks Intercom					D. HEATING & COOLING	None/Not Included	Defective	Not Defective	Do Not Know	
					SYSTEM	Rented		Delective	Tanow	
Light Fixtures			$\nabla$		Attic Fan			$\checkmark$		
Sauna	$\square$				Central Air Conditioning					
Smoke/Fire Alarm(s)			abla		Hot Water Heat				$\square$	
Switches and Outlets			abla		Furnace Heat/Gas			$\overline{V}$		
Vent Fan(s)	abla				Furnace Heat/Electric	V				
60/100/200 Amp Service (Circle one)	abla				Solar House-Heating	V				
Generator					Woodburning Stove	V				
NOTE: Means a condition th	at would ha				Fireplace	✓				
effect on the value of the proper or safety of future occupants o					Fireplace Insert			$\square$		
or replaced would significant					Air Cleaner	abla				
normal life of the premises.					Humidifier	V				
					Propane Tank	V				
					Other Heating Source	Ø				
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 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 conditio	n of the prop			same as it was when the disclosure					
acknowledge receipt of this Discl	osure by sign	ing below.								

Signature of Seller	Haley Wright	dotloop verified 08/24/23 11:23 AM EDT V7PS-HSWF-S3BV-KB32	Signature of Buyer	<del>1 = </del>				
Signature of Seller	Ryan Wright	dotloop verified 08/24/23 10:52 AM EDT Z7XJ-NAFL-FYPQ-OMMB	Signature of Buyer	<del>, , , , , , , , , , , , , , , , , , , </del>				
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 clos	sing)				
			1 of 2					

Property address ( <i>number and street, city, state,</i> 4593 Walcott Drive, Westfield, IN 46062	, and ZIP (	code)						
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES		YES	NO	DO NOT
Age, if known 4 Years.	V							KNOW
Does the roof leak?		$\square$		Do structures have aluminum wiring?  Are there any foundation problems with the				
Is there present damage to the roof?		$\square$		structures?				
Is there more than one layer of shingles on the house?		$\square$		Are there any encroachments?				
If yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?				
				Is the present use of Explain:	of non-conforming use?			
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 soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?							N	
Is there any contamination caused by the manufacture or a controlled substance on the					ur property via a private road?			
property that has not been certified as		$\square$		<del> </del>	ur property via a public road?			
decontaminated by an inspector approved under IC 13-14-1-15?				Have you received	ur property via an easement? any notices by any		✓	
Has there been manufacture of		$\square$		governmental or quasi-governmental agencies affecting this property?			Ø	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Are there any struct building?	tural problems with the		Ø	
Explain:					al additions or alterations a required building permit?		Ø	
					and/or water problems in the ace area, or any other area?		Ø	
				or rodents?	e due to wind, flood, termites,		$\square$	
				Have any structures been treated for wood destroying insects?			Ø	
				Are the furnace/woo working order?	odstove/chimney/flue all in		☑	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:				Is the property in a flood plain?			Ø	
(Use additional pages, if necessary)					for flood insurance?		☑	
				tank(s)?			☑	
				Is the homeowner a salesperson			$\square$	
				Is the Early threatened or existing litigation regarding the property?  Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?				
							☑	
					ed within one (1) mile of an		Ø	
The information contained in this Disclosu KNOWLEDGE. A disclosure form is not a winspections or warranties that the prospective physical condition of the property or ce disclosure form was provided. Seller and Put	arranty by ve buyer o ertify to th	y the owne or owner n ne purchas	er or the owner's nay later obtain. er at settlement	r, who certifies to t agent, if any, and t At or before settleme that the condition o of this Disclosure by	he disclosure form may not le ent, the owner is required to o If the property is substantiall	oe used as disclose an	a substit y materia	ute for any I change in
Signature of Seller Haley Wright		<u> </u>	dotloop verified 08/24/23 11:23 AM EDT PQTD-I4QI-GGQE-WKH9	Signature of Buyer		<u></u>	<b>-</b>	· · · · · ·
Signature of Seller Ryan Wright			dotloop verified 08/24/23 10:52 AM EDT PGDB-DOCK-XRTP-UCJL	Signature of Buyer				
The Seller hereby certifies that the condition of the property is substantially the sar						originally pr	ovided to	the Buyer.
Signature of Seller (at closing)				Signature of Seller (	at closing)			
REALTOR®			FORI	<b>√</b> 1 #03.			7	EQUAL HOUSIN