

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year) 09/12/2023

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) 8434 Castleton, Boulevard, Indianapolis, IN 46256

The following are in the conditions indicated:									
A. APPLIANCES	None/Not Included/	Defective	Not	Do Not	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not	Do Not
74747 - 20410-20	Rented		Defective	Know	OTTO TELL	Rented	201001110	Defective	Know
Built-in Vacuum System	abla				Cistern	V			
Clothes Dryer	V				Septic Field/Bed	V			
Clothes Washer	abla				Hot Tub	V			
Dishwasher			V		Plumbing			\square	
Disposal			V		Aerator System	abla			
Freezer	\bigvee				Sump Pump				
Gas Grill	abla				Irrigation Systems	V			
Hood			abla		Water Heater/Electric			abla	
Microwave Oven			abla		Water Heater/Gas	V			
Oven			∇		Water Heater/Solar	abla			
Range			V		Water Purifier	$\overline{\mathbf{V}}$			
Refrigerator			V		Water Softener				
Room Air Conditioner(s)	abla				Well	$ \overline{\mathbf{V}} $			
Trash Compactor					Septic and Holding Tank/Septic Mound	\overline{V}			
TV Antenna/Dish	$\overline{\mathbf{V}}$				Geothermal and Heat Pump		一一		$\vdash \overline{\sqcap}$
Other:					Other Sewer System (Explain)				
						∇			
			$\overline{\Box}$		Swimming Pool & Pool Equipment	V			
	Ħ		Ħ					Yes No	Do Not
	Ħ				Are the structures connected to a public water system?				Know
B. Electrical	None/Not	Defective	Not	Do Not					╅
System	Included/ Rented	20.000	Defective	Know	Are there any additions that may re-		•		
Air Purifier					the sewage disposal system?				└ └
Burglar Alarm	Ø		$\overline{}$	$\overline{}$	If yes, nave the improvements been completed on the sewage disposal system?				
Ceiling Fan(s)	-		Ħ	$\overline{}$	→				
Garage Door Opener / Controls					water system?			└	
Inside Telephone Wiring					Are the improvements connected to a private/community sewer system?				
and Blocks/Jacks			V		D. HEATING & COOLING None/Not Defective		Not	Do Not	
Intercom	∇				SYSTEM	Included Rented	20.000	Defective	Know
Light Fixtures			V		Attic Fan			\square	
Sauna	abla				Central Air Conditioning		H		╅
Smoke/Fire Alarm(s)			abla		Hot Water Heat		H		╁
Switches and Outlets			abla		Furnace Heat/Gas	$\overline{\mathbb{A}}$			╁┼
Vent Fan(s)			$\overline{\mathbf{V}}$		Furnace Heat/Electric		<u> </u>		┼┼
60/100/200 Amp Service					Solar House-Heating		┝		╁┼
(Circle one)					Woodburning Stove				╁┼
Generator	<u> </u>			" advaraa	Fireplace		무	무	+ =
NOTE: Means a condition the effect on the value of the properties.					<u>'</u>			<u> </u>	
or safety of future occupants of the property, or that if not repaired, removed				Fireplace Insert				+	
or replaced would significantly shorten or adversely affect the expected normal life of the premises.					Air Cleaner			<u> </u>	│
					Humidifier		<u> </u>	<u> </u>	┼┼
					Propane Tank		<u> </u>		
					Other Heating Source			<u> </u>	
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 I	ater obtain. A	t or before se	ttlement, the	owner is req	uired to disclose any material change	in the physic	al condition o	f 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.									
		J							

Signature of Seller	Craig B. Freeman	dotloop verified 09/11/23 4:50 PM EDT 0AI0-6NR8-LK08-23TS						
Signature of Seller	Yean M. Freeman	dotloop verified 09/11/23 8:02 PM EDT KTWB-TT8U-XDN0-AOAY						
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)					
			ן of 2					

Property address (number and street, city, state, and ZIP code)

8434 Castleton Boulevard, Indianapolis, IN 462	200							
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT	
Age, if known 1 Years.	abla						KNOW	
Does the roof leak?		abla		Do structures have aluminum wiring? Are there any foundation problems with the				
Is there present damage to the roof?		V		structures?				
Is there more than one layer of shingles on the house?		abla		Are there any violations of zening, building codes				
If yes, how many layers?			Are there any violations of zoning, building codes, or restrictive covenants?		Ø			
				Is the present use of non-conforming use? Explain:				
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?		Ø						
Is there any contamination caused by the				Is the access to your property via a private road?		K		
manufacture or a controlled substance on the property that has not been certified as				Is the access to your property via a public road?	\square]		
decontaminated by an inspector approved under IC 13-14-1-15?				Is the access to your property via an easement? Have you received any notices by any		✓		
Has there been manufacture of				governmental or quasi-governmental agencies affecting this property?				
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		abla		Are there any structural problems with the building?		☑		
Explain:				Have any substantial additions or alterations 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?		\square		
				Is there any damage due to wind, flood, termites, or rodents?		abla		
				Have any structures been treated for wood destroying insects?				
				Are the furnace/woodstove/chimney/flue all in working order?	☑			
E. ADDITIONAL COMMENTS AND/OR EXPLANA (Use additional pages, if necessary)	TIONS:			Is the property in a flood plain?				
(Use additional pages, if necessary)				Do you currently pay for flood insurance? Does the property contain underground storage				
				tank(s)? Is the homeowner a licensed real estate		☑		
				salesperson State Pointeewise a recrised real estate salesperson		Ø		
				regarding the property?		Ø		
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	\square			
Is the property located within one (1) mile of an airport?						☑		
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Signature of Seller Cracy B. Freeman Goldon verified GORDON TO TOP TO THE CAND AND CONTROL OF THE CA				Signature of Buyer	<u>t</u> _			
Signature of Seller Gen M. Freeman distribution will be seen and support of Seller Gen M. Freeman Signature of Buyer Signature								
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)								
Oignature of Gener (at digging)								
FORM #03.								