

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

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) 15896 Arbor Grove Boulevard, Noblesville, IN 46060

Fighery address (number and street, city, state, and zir code) 13630 Abbit Grove bottlevard, Noblesville, IN 40000												
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	Not Defective	Do Not Know			
Built-in Vacuum System	\checkmark				Cistern							
Clothes Dryer	abla				Septic Field/Bed	$\overline{\mathbf{V}}$						
Clothes Washer	Ø		П		Hot Tub	V		$\overline{\Box}$	1 =			
Dishwasher	П	Ħ		H	Plumbing		⊢ ਜ	\overline{Z}	╅			
Disposal	┪	H	Ø	 	Aerator System		 		╁╁			
•		-		H	1 		H	┝┼	╁╫			
Freezer	\square	- 	-	 	Sump Pump							
Gas Grill		<u> </u>			Irrigation Systems				│			
Hood	\square				Water Heater/Electric		<u> </u>	\square				
Microwave Oven			V		Water Heater/Gas	\square			<u> </u>			
Oven			V		Water Heater/Solar	✓						
Range			V		Water Purifier	\checkmark						
Refrigerator			\mathbf{V}		Water Softener			\checkmark				
Room Air Conditioner(s)	abla				Well	abla						
Trash Compactor	abla				Septic and Holding Tank/Septic Mound	\square						
TV Antenna/Dish			abla		Geothermal and Heat Pump							
Other:					Other Sewer System (Explain)	_			1 =			
	F	$\overline{}$			Care cower cyclem (Explain)							
			Ħ	H	Swimming Pool & Pool Equipment	☑						
		<u> </u>						Yes No	Do Not			
	H	1	片	片					Know			
B. Electrical	None/Not		Not Not	Do Not	1				╀╄┦			
System	Included/	Defective	Defective	Know	Are the structures connected to a public sewer system?							
Air Duriffor	Rented	_		_	The sewage disposal system?							
Air Purifier	<u> </u>	<u> </u>		<u> </u>	If yes, have the improvements been completed on the							
Burglar Alarm			abla		sewage disposal system?			+				
Ceiling Fan(s)			\checkmark		Are the improvements connected to a private/community water system?							
Garage Door Opener / Controls			V		Are the improvements connected to a private/community				+ $ -$			
Inside Telephone Wiring and Blocks/Jacks			abla		sewer system? D. HEATING & COOLING None/Not Defective		Not	Do Not				
Intercom	abla				SYSTEM	Included	Delective	Defective	Know			
Light Fixtures			abla		Attic For	Rented			 			
Sauna	$\overline{\square}$				Attic Fan	 	片	<u> </u>	╀┼			
Smoke/Fire Alarm(s)					Central Air Conditioning				│ 			
Switches and Outlets		Ħ		H	Hot Water Heat			V	<u> </u>			
<u>Vent_Fan(s)</u>	H	 -		H	Furnace Heat/Gas				<u> </u>			
60/100/200 Amp Service				-	Furnace Heat/Electric			V				
(Circle one)			\checkmark		Solar House-Heating	\square						
Generator	\checkmark				Woodburning Stove	abla						
NOTE: Means a condition th	at would ha				Fireplace			\vee				
effect on the value of the property, that would significantly impair the health					Fireplace Insert	\overline{V}						
or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected					Air Cleaner	abla						
normal life of the premises.					Humidifier	$\overline{\mathbf{Z}}$						
					Propane Tank	Ø		Ħ				
	Other Heating Source			┪	╁┼							
The information contained in this	Disalastra	h f	siahad b 4:-	Callant			CUBBENT :					
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 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

Britting Curitis

Signature of Seller

Danc Curitis

Signature of Seller (at closing)

The Seller (at closing)

Signature of Seller (at closing)

Signature of Seller (at closing)

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

15896 Arbor Grove Boulevard, Noblesville, IN	46060									
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT			
Age, if known 2 Years.	Ø						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				V				
Is there more than one layer of shingles on the house?		abla		Are there any encroachments?						
If yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?		V				
				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		Ø		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?						
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?		\square				
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				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?		\searrow				
				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	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		abla				
			salesperson Reference any threatened or existing litigation	☑						
		regarding the property?		\square						
			Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	Ø						
			Is the property located within one (1) mile of an airport?							
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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)										
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FORM #03.										