

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) 11051 Oakridge Drive

Fishers

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		ot ctive	Do Not Know
Built-in Vacuum System	Х				Cistern	Х				
Clothes Dryer			Х		Septic Field/Bed	Х				
Clothes Washer			Х		Hot Tub	Х				
Dishwasher			Х		Plumbing			7	X	
Disposal			Х		Aerator System	Х				
Freezer			Х		Sump Pump	Х				
Gas Grill	Х				Irrigation Systems	Х				
Hood			Х		Water Heater/Electric	Х				
Microwave Oven			Х		Water Heater/Gas			,	X	
Oven			Х		Water Heater/Solar	Х				
Range			Х		Water Purifier	Х				
Refrigerator			Х		Water Softener			,	X	
Room Air Conditioner(s)			Х		Well	Х				
Trash Compactor	Х				Septic and Holding Tank/Septic Mound	Х				
TV Antenna/Dish	Х				Geothermal and Heat Pump	Х				
Other:					Other Sewer System (Explain)					
					Care. Come. Cyclem (2.12.11.1)	X				
					Swimming Pool & Pool Equipment	Х				
							•	Yes	No	Do Not Know
					Are the structures connected to a pu	re the structures connected to a public water system?				KIIOW
B. Electrical	None/Not Defectiv		Not	Do Not	Are the structures connected to a pr		<u> </u>	X		
System	Included/ Rented		Defective	Know	Are there any additions that may re-					
Air Purifier	77077000		Х		the sewage disposal system? If yes, have the improvements been	oomploted o		Х		
Burglar Alarm			Х		sewage disposal system?	i completed c		Х		
Ceiling Fan(s)			X		Are the improvements connected to	a private/co		х		
Garage Door Opener / Controls			X		water system?					
Inside Telephone Wiring and Blocks/Jacks			Х		Are the improvements connected to sewer system?	None/Net			X	Do Not
Intercom	X				D. HEATING & COOLING SYSTEM	Included Rented	Defective	Not Defective		Know
Light Fixtures			Х		Attic Fan	X				
Sauna	Х				Central Air Conditioning				X	
Smoke/Fire Alarm(s)			Х		Hot Water Heat					
Switches and Outlets			Х		Furnace Heat/Gas			X		
Vent Fan(s)			X		Furnace Heat/Gas Furnace Heat/Electric	X			^	
60/100/200 Amp Service				х	Solar House-Heating	X				
(Circle one) Generator	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			<u> </u>		X				
	X		aant!!Dafa : 1	 	Woodburning Stove					
NOTE: Means a condition that would have a significant"Defect" 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				Fireplace				X		
				Fireplace Insert	X			X		
or replaced would significantly shorten or adversely affect the expected normal life of the premises.					Air Cleaner		-			
					Humidifier				X	
					Propane Tank	X				
					Other Heating Source	X	1	I		

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 Docustigned by:	Date 27/2025	1 şignəturə əf Buyer	Date (mm/dd/yy)						
Signature of Seller AFDBC8A9E00F41F	Date 2717/2002/5	2 §ig ∡agure_ of P uyer	Date (mm/dd/yy)						
Laitlin Thunt									
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) 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)

11051 Oakridge Drive Fishers IN46038 2. ROOF DO NOT YES DO NOT KNOW 4. OTHER DISCLOSURES VES NO KNOW Age, if known 5 Χ Years Do structures have aluminum wiring? Х Does the roof leak? Χ Are there any foundation problems with the Х X structures? Is there present damage to the roof? Are there any encroachments? Х Is there more than one layer of shingles on the Χ house? Are there any violations of zoning, building codes, X or restrictive covenants? Х If yes, how many layers? Is the present use of non-conforming use? Χ Explain: DO NOT 3. HAZARDOUS CONDITIONS YES NO **KNOW** Have there been or are there any hazardous Χ conditions on the property, such as methane gas, lead paint, radon gas in house or well, Х radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's? Is the access to your property via a private road? Χ Is there any contamination caused by the manufacture or a controlled substance on the Χ Is the access to your property via a public road? Х property that has not been certified as Is the access to your property via an easement? decontaminated by an inspector approved Х under IC 13-14-1-15? Have you received any notices by any governmental or quasi-governmental agencies Χ affecting this property? Has there been manufacture of Х methamphetamine or dumping of waste from Are there any structural problems with the Χ the manufacture of methamphetamine in a residential structure on the property? Have any substantial additions or alterations Х Explain: been made without a required building permit? Are there moisture and/or water problems in the Χ basement, crawl space area, or any other area? Is there any damage due to wind, flood, termites, Х or rodents? Have any structures been treated for wood Χ destroving insects? Are the furnace/woodstove/chimney/flue all in working order? Is the property in a flood plain? Х E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary) Do you currently pay for flood insurance? Х Does the property contain underground storage Х tank(s)? Is the homeowner a licensed real estate Х salesperson R Meleany threatened or existing litigation regarding Х the property? Is the property subject to covenants, conditions and/or Х restrictions of a homeowner's association? Is the property located within one (1) mile of an 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 D51;62/11/1/2/10/2/5 **1 %**ig**4**2≹ur**ppf**Buyer Date (mm/dd/yy) Signature of Seller 2 Signature of Buyer Date (mm/dd/yy) Date 1/2025 Caitlin 1 Hunt 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) Date (mm/dd/yy) Date (mm/dd/yy)

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FORM #03.