

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date	(month	, day,	year)		_
	05	120	10	025	

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)

9973 Woods Edge Drive, Fishers, IN 46037

1.	The	following	are in	the	conditions	indicated:
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A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	100000000000000000000000000000000000000	lot ective	Do Not Know
Built-in Vacuum System	V				Cistern	V				
Clothes Dryer			V		Septic Field/Bed	V		2100	7.3	
Clothes Washer			7		Hot Tub	1				
Dishwasher		200200	1		Plumbing			1	/	
Disposal		7.55	7		Aerator System	1				
Freezer			7		Sump Pump			,	1.	
Gas Grill	1				Irrigation Systems			•	/	
Hood		- Control (1971)	1		Water Heater/Electric	/			- 1986 P.	
Microwave Oven			1		Water Heater/Gas			,	1	
Oven			1		Water Heater/Solar	1				
Range			1		Water Purifier	1				政制制的
Refrigerator			1	Y	Water Softener	V A	N. a.	1	/	
Room Air Conditioner(s)	1		~	Y and the second	Well	1				
Trash Compactor	- Y				Septicand Holding Tank/Septic Mound	1		7.0		
TV Antenna/Dish	- Y				Geothermal and Heat Pump			072.5%		
Other:	V					V .				
Outor.					Other Sewer System (Explain)	V				
					Swimming Pool & Pool Equipment	/		35000		
	7.0					V		Yes	No	Do Not
					Are the structures connected to a po	ublic water su	etom2	1		Know
B. Electrical	None/Not	Defective	Not	Do Not				·/		
System	Included/ Rented	Defective	Defective	Know	Are the structures connected to a public sewer system? Are there any additions that may require improvements to the sewage disposal system?				1	
Air Purifier	V				If yes, have the improvements been	completed o	n the		Y	
Burglar Alarm					sewage disposal system?			2.1		
Ceiling Fan(s)					Are the improvements connected to a private/community					
Garage Door Opener / Controls			1		Are the improvements connected to a private/community					
Inside Telephone Wiring and Blocks/Jacks			/		Are the improvements connected to a private/community sewer system?			N	ot	Do Not
Intercom	1				D. HEATING & COOLING SYSTEM	None/Not Included	Defective	A CONTRACTOR OF THE PARTY OF TH	ctive	Know
Light Fixtures	V		/			Rented				
Sauna	1			277923	Attic Fan	✓			,	
Smoke/Fire Alarm(s)	V		/		Central Air Conditioning	,		1	_	
Switches and Outlets			\/		Hot Water Heat	V			,	
Vent Fan(s)			1		Furnace Heat/Gas	,			/	
Total Silver			\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		Furnace Heat/Electric					
60/100/200 Amp Service	The same of the sa		1 1/	1	Solar House-Heating	V,	THE EARLY			
60/100 200 Amp Service (Circle one)	1 2							745 Griet/Sig		
(Circle one) Generator	V		V		Woodburning Stove	V				
(Circle one) Generator NOTE: Means a condition th	at would ha	ve a signifi	cant"Defect"	adverse	Woodburning Stove Fireplace	V		,		3.3274
(Circle one) Generator NOTE: Means a condition the effect on the value of the property.	erty, that wou	uld significat	ntly impair th	ne health		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \				
(Circle one) Generator NOTE: Means a condition the effect on the value of the proper or safety of future occupants of the proper or safety of future occupants of the proper or safety of future occupants of the proper of the	erty, that would the property	uld significat y, or that if t	ntly impair th not repaired,	removed	Fireplace					
(Circle one) Generator NOTE: Means a condition the effect on the value of the proper or safety of future occupants of replaced would significant.	erty, that would the property	uld significat y, or that if t	ntly impair th not repaired,	removed	Fireplace Fireplace Insert	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \				
60/100 200 Amp Service (Circle one) Generator NOTE: Means a condition the effect on the value of the proper or safety of future occupants of replaced would significant normal life of the premises.	erty, that would the property	uld significat y, or that if t	ntly impair th not repaired,	removed	Fireplace Fireplace Insert Air Cleaner	\ \ \/				

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 pisclosure by signing below.	경영화교회의 회사들이 보는 경우 없는 하는 것도		
Signature of Seller //	Date (mgn/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Havra Xaprosca	05/22/25		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
KWUIM LAM	05/22/26		
The Selecthereby certifies that the condition of the property is	substantially the same as it	was when the Seller's Disclosure form was originally	y provided to the Buyer.
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
	Page	1 of 2	

Fax:

Property address (number and street, city, state,	and ZIP coo		Woods Edge [Orive, Fishers, IN 46037			
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known 7 Years.					-	1	
Does the roof leak?		/		Do structures have aluminum wiring? Are there any foundation problems with the		1	
Is there present damage to the roof?				structures?		1	
Is there more than one layer of shingles on the		/		Are there any encroachments?		1 V	
If yes, how many layers?		•		Are there any violations of zoning, building codes, or restrictive covenants?		/	
ii yoo, now many layers?				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?		/					
Is there any contamination caused by the		49,75	31.7	Is the access to your property via a private road?	100	/	
manufacture or a controlled substance on the		1		Is the access to your property via a public road?	/		
property that has not been certified as decontaminated by an inspector approved		V		Is the access to your property via an easement?			
under IC 13-14-1-15? Has there been manufacture of				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		V	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a		V		Are there any structural problems with the building?		/	
residential structure on the property? Explain:				Have any substantial additions or alterations 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?		V	
				Have any structures been treated for wood destroying insects?	10-1,41	 	
				Are the furnace/woodstove/chimney/flue all in working order?	$\sqrt{}$		
E. ADDITIONAL COMMENTS AND/OR EXPLANATI	ONS:		100	Is the property in a flood plain?		V	
(Use additional pages, if necessary)				Do you currently pay for flood insurance?		V	
				Does the property contain underground storage tank(s)?			
				Is the homeowner a licensed real estate salesperson or broker?		V	
				Is there any threatened or existing litigation regarding the property?		/	
				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?		/	
KNOWLEDGE. A disclosure form is not a war	ranty by the buyer or call tify to the	ne owner owner ma ourchase	or the owner's y later obtain. r at settlement	er, who certifies to the truth thereof, based on the sagent, if any, and the disclosure form may not be at the defense settlement, the owner is required to detect that the condition of the property is substantially of this Disclosure by signing below.	e used as isclose a	s a substitu ny material	te for any change in
Signature of Seller Latroom			122/25	Signature of Buyer		Date (mm/	dd/yy)
Signature of Seller	1	05	nm/dd/yy)	Signature of Buyer		Date (mm/	
	he property	_		e as it was when the Seller's Disclosure form was orig	ginally pro	-	
Signature of Seller (at closing) Date (mm/dd/yy)			nm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)		



FORM #03.