

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

6133 Drawbridge Lane

Indianapolis

IN 46250

1. The following are in the conditions indicated:										
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer	X				Septic Field / Bed	X				
Clothes Washer	X				Septic & Holding Tank / Septic Mound	X				
Dishwasher			X		Hot Tub	X				
Disposal			X		Plumbing			X		
Freezer			X		Aerator System	X				
Gas Grill	X				Sump Pump	X				
Hood			X		Irrigation Systems	X				
Microwave Oven			X		Water Heater / Electric			X		
Oven			X		Water Heater / Gas	X				
Range			X		Water Heater / Solar	X				
Refrigerator			X		Water Purifier	X				
Room Air Conditioner(s)	X				Water Softener			X		
Trash Compactor	X				Well	X				
TV Antenna / Dish	X				Geothermal and Heat Pump	X				
Other:	X				Other Sewer System (Explain)			X		
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	Swimming Pool & Pool Equipment	X				
Security Systems(s)	X							Yes	No	Unknown
Ceiling Fan(s)			X		Are the structures connected to a public water system?			X		
Garage Door Opener / Controls			X		Are the structures connected to a public sewer system?			X		
Inside Telephone Wiring and Blocks / Jacks			X		Are there any additions that may require improvements to the sewage disposal system?				X	
Light Fixtures			X		If yes, have the improvements been completed on the sewage disposal system?				X	
Sauna	X				Are the structure(s) connected to a private / community water system?				X	
Smoke / Fire Alarms			X		Are the structure(s) connected to a private / community sewer system?				X	
Carbon Monoxide Detectors	X									
Switches and Outlets			X							
Vent Fan(s)			X							
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 200 Amp Service	X									
Generator	X									

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Signature of Seller <i>Signed by:</i> <i>Carol A. Dillon</i> 1BA29E0E17944B6...	Date (mm / dd / yyyy) 5/5/2026 19:10	Signature of Buyer EDT	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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Thomas Endicott

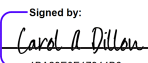
Keller Williams Realty, LLC

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D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator	X			
Central Air Conditioning			X	
Electric Heat Pump			X	
Furnace Heat / Gas	X			
Furnace Heat / Electric			X	
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner			X	
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

2. ROOF	Yes	No	Unknown
Age, if known: <u>17</u> Years.		X	
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?			X
If yes, how many layers? _____		X	
3. WATER HEATER		X	
Age, if known: <u>1</u> Years.		X	
4. FURNACE		X	
Age, if known: <u>12</u> Years.		X	
5. CENTRAL AIR CONDITIONING		X	
Age, if known: <u>12</u> Years.		X	
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
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?		X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	
Explain:			

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7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:			
		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		X	
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages and attach, if necessary)

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