

Property address (number and street, city, state, and ZIP code)
 130 Hiawatha Drive Noblesville IN 46062

1. The following are in the conditions indicated:					C. WATER & SEWER SYSTEM				
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	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								
Ceiling Fan(s)			X						
Garage Door Opener / Controls	X								
Inside Telephone Wiring and Blocks / Jacks	X								
Light Fixtures			X						
Sauna	X								
Smoke / Fire Alarms			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								

				Yes	No	Unknown
Are the structures connected to a public water system?					X	
Are the structures connected to a public sewer system?					X	
Are there any additions that may require improvements to the sewage disposal system?						X
If yes, have the improvements been completed on the sewage disposal system?						X
Are the structure(s) connected to a private / community water system?					X	
Are the structure(s) connected to a private / community sewer system?					X	

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 broker, 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 <i>Alan Ruffstein</i>	Date (mm / dd / yyyy) 4/2/2026 13:58	Signature of Buyer PDT	Date (mm / dd / yyyy)
Signature of Seller <i>Shannon Ruffstein</i>	Date (mm / dd / yyyy) 4/10/2026 07:10	Signature of Buyer PDT	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)

Thomas Endicott

Keller Williams Realty, LLC

Property address (number and street, city, state, and ZIP code)	Noblesville	IN 46062
130 Hiawatha Drive		

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>0</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>0</u> Years.	X		

4. FURNACE	X		
Age, if known: <u>0</u> Years.	X		

5. CENTRAL AIR CONDITIONING	X		
Age, if known: <u>0</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:

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 broker, 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 <small>DocuSigned by:</small> <i>Abram Ruzenstein</i>	Date (mm / dd / yyyy) 4/2/2026 13:58	Signature of Buyer PDT	Date (mm / dd / yyyy)
Signature of Seller <small>D5E276F2563A433... DocuSigned by:</small> <i>Shannon Ruzenstein</i>	Date (mm / dd / yyyy) 4/10/2026 07:10	Signature of Buyer PDT	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)
----------------------------------	-----------------------	----------------------------------	-----------------------

Property address (number and street, city, state, and ZIP code)
 130 Hiawatha Drive Noblesville IN 46062

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)

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 broker, 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 <small>DocuSigned by:</small> <i>Alan Rugenstein</i>	Date (mm / dd / yyyy) 4/2/2026 13:58	Signature of Buyer PDT	Date (mm / dd / yyyy)
Signature of Seller <small>DocuSigned by:</small> <i>Shannon Rugenstein</i>	Date (mm / dd / yyyy) 4/10/2026 07:10	Signature of Buyer PDT	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)

Thomas Endicott

keller williams Realty, LLC