

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Data	(month day wood
Date	(IIIOyiu), day, year)
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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)

3504 N Capitol Ave. Indianapolis. IN 46208

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 ective	Do Not Know
Built-in Vacuum System					Cistern	/				
Clothes Dryer	_			Pometh	Septic Field/Bed					
Clothes Washer	_				Hot Tub		***************************************			
Dishwasher					Plumbing			/		
Disposal					Aerator System	/				
Freezer	/		POTOTO NET TO STREET, PRODUCTION NOT AN ORIGINAL		Sump Pump					NORMATORIO DE PORTO DE LA CASA DE
Gas Grill	/	71			Irrigation Systems	/				
Hood	-				Water Heater/Electric			-	,	
Microwave Oven					Water Heater/Gas	/				
Oven			James Control		Water Heater/Solar	/				
Range					Water Purifier		CONTRACTOR OF THE PROPERTY OF	ARTER CONTINUE LABORICA	tr) ff (d) bodarjatni loogi kaan	Collect to execution of Children's year execut
Refrigerator			/		Water Softener	/				
Room Air Conditioner(s)	_				Well *>	1				
Trash Compactor	_				Septic and Holding Tank/Septic Mound	/				ACCES 10 TO STATE OF THE PERSON OF THE PERSO
TV Antenna/Dish	-				Geothermal and Heat Pump	-				
Other:					Other Sewer System (Explain)	/				
					Swimming Pool & Pool Equipment					
							***************************************	Yes	No	Do Not Know
B. Electrical	None/Not		Not	De Net	Are the structures connected to a pr	ublic water sy	/stem?			
System	Included/ Rented	Defective	Defective	Do Not Know	Are the structures connected to a public sewer system? Are there any additions that may require improvements to the sewage disposal system? If yes, have the improvements been completed on the sewage disposal system?			_		
Air Purifier										
Burglar Alarm	_									
Ceiling Fan(s)				-	Are the improvements connected to a private/community			/		
Garage Door Opener / Controls					water system?			-		
Inside Telephone Wiring and Blocks/Jacks					Are the improvements connected to a private/community sewer system? D. HEATING & COOLING None/Not Defective		N	200	Do Not	
Intercom					SYSTEM SYSTEM	Included Rented	Defective	Not Defective		Know
Light Fixtures					Attic Fan					
Sauna					Central Air Conditioning			-	_	
Smoke/Fire Alarm(s)					Hot Water Heat	_				
Switches and Outlets					Furnace Heat/Gas					
Vent Fan(s)			/		Furnace Heat/Electric	/				
60/100/200 Amp Service (Circle one)					Solar House-Heating	_	- A - SELBOLINOS CO			
Generator	-	VENTER PRODUCTION OF THE RESERVE OF THE PRODUCTION OF THE PRODUCTI	NAME OF THE OWNER OWNER OF THE OWNER		Woodburning Stove	/				
NOTE: Means a condition the					Fireplace Insert					
or safety of future occupants o	of the proper	ty, or that if	not repaired	, removed	Fireplace Insert	-/-				
or replaced would significantly shorten or adversely affect the expected normal life of the premises.				Air Cleaner						
				Humidifier		I.	1		I	
5					Propane Tank			-		

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

Signary of Saller / / MENS	Date (Inmiddlyy) 4/25 /23	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the p	roperty is substantially the same as	it was when the Seller's Disclosure form was original	nally provided to the Buyer.
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Selier (at closing)	Date (mm/dd/yy)

Page 1 of 2

Phone: 317.557.2020

Property address (number and street, city, state,	and ZIP co	nde)							
	ono 211 do		N Capitol Ave,	Indianapolis, IN 46208					
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT		
Age, if known 🖒 Years.				Do structures have aluminum wiring?			KNOW		
Does the roof leak?		-		Are there any foundation problems with the					
Is there present damage to the roof?				structures?	Bandard I				
is there more than one layer of shingles on the house?				Are there any encroachments?					
If yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?		/			
				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?			The state of the s		The Lives of the Control of the Cont	MATERIAL STATES OF THE STATES			
Is there any contamination caused by the	İ			Is the access to your property via a private road?					
manufacture or a controlled substance on the property that has not been certified as	63			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?					
Has there been manufacture of	10			Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		/			
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	maille seven consider			Are there any structural problems with the building?					
Explain:	L			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?		~			
				Have any structures been treated for wood destroying insects?	and attack to the Constitution of the Constitu		Standard Control Control Control Control		
				Are the furnace/woodstove/chimney/flue all in working order?	-				
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:			Is the property in a flood plain?		V				
(Use additional pages, if necessary)				Do you currently pay for flood insurance?		-			
Souch has Not Occupies THE				Does the property contain underground storage tank(s)? Is the homeowner a licensed real estate					
Home Basement has been dry				salesperson	-				
Home, Basement has been dry the last few rains.				is inchesing threatened or existing litigation regarding the property?	And a service of the	/			
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		/			
			PRINCIPLE AND LINE	Is the property located within one (1) mile of an		/			
		-	j	airport?		1/	<u> </u>		
KNOWLEDGE. A disclosure form is not a wa inspections or warranties that the prospective	rranty by a buyer or tify to the	the owner mount owner mount out on the contract of the contrac	r or the owner's ay later obtain. er at settlement	or, who certifies to the truth thereof, based on to a agent. If any, and the disclosure form may not. At or before settlement, the owner is required to that the condition of the property is substantial of this Disclosure by signing below.	be used as disclose a	s a substit ny materia	tute for any Il change in		
Signature of Seller John Maus 4/25/23				Signature of Buyer		Date (mm/dd/yy)			
Signature of Seller Date (mm/dd/yy)				Signature of Buyer			Date (mm/dd/yy)		
The same of the sa	the prope	MANAGERY MANAGEMENT AND ADMINISTRA		ne as it was when the Seller's Disclosure form was	originally p				
Signature of Seller (at closing) Date (mm/dd/yy) Signature of Seller (at closing) Date (mm/dd/yy)									



