COMPASS

HOME & UTILITY INFORMATION

PROPERTY ADDRESS

1416 Sanderling Drive Greenwood IN

HOMEOWNERS ASSOCIATION

HOA DUES: \$ 425

FREQUENCY: Annually

HOA COMPANY: Kirkpatrick Management Company

CONTACT #: 317-570-4358

UTILITY PROVIDERS

ELECTRIC

GAS

WATER

SEWER

TRASH

COMPANY: Duke Energy

Centerpoint Energy

\$25/mo.

Indiana American Water Greenwood Sanitation / Best Way

CONTACT #: (900)521-2232 AVG./MO:

\$100/mo.

(800) 227-1376 \$120/mo.

(800)492-8373 (317)888-1254

(317)484-3365

SCHOOL INFORMATION

ELEMENTARY: Grassy Creek Elementary

INTERMEDIATE:

JUNIOR HIGH:

Clark Pleasant Middle

HIGH SCHOOL: Whiteland Community High

HOME DETAILS

FURNACE FUEL TYPE: 95% Eff. Gas

FURNACE AGE:

2 Years

A/C AGE:

2 Years

WATER HEATER TYPE:

50 Gallon Gas

WATER HEATER AGE:

2 Years

ROOF AGE:

2 Years

WINDOWS AGE:

2 Years

IMPROVEMENTS

Please See Attached Feature Sheet

ROBYN BREECE GROUP



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Date (month, day, year)

State Form 46234 (R6 / 6-14)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure 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, sta	ite, and ZIP of	ode) Gree	nwoo	d, II	V 46143					
1. The following are in the conditions	s indicated	:								
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective		lot ective	Do Not Know
Built-in Vacuum System	V				Cistern	V				
Clothes Dryer	V				Septic Field / Bed	V				
Clothes Washer	V				Hot Tub	~				
Dishwasher			V		Plumbing			1	/	
Disposal			V		Aerator System			_		
Freezer			V		Sump Pump	V				- 16
Gas Grill	V		-		Irrigation Systems			1	/	
Hood	-				Water Heater / Electric	V				
Microwave Oven			V		Water Heater / Gas	-		1		
Oven			V		Water Heater / Solar	/				
Range			V		Water Purifier	-		V		
Refrigerator	_		V		Water Softener			1		
Room Air Conditioner(s)	1				Well	V				
Trash Compactor	V				Septic & Holding Tank/Septic Mound	7			_	
TV Antenna / Dish	1				Geothermal and Heat Pump					
Other:					Other Sewer System (Explain)	V		_	/	
Oction,					Swimming Pool & Pool Equipment	V		_		
					Swiffining Foot & Foot Equipment	V				De Net
								Yes	No	Do Not Know
					Are the structures connected to a public	c water sys	tem?	V		
					Are the structures connected to a public	c sewer sy	stem?	/		
B. ELECTRICAL SYSTEM	None/Not Included/	Defective	Not Defective	Do Not Know	Are there any additions that may require to the sewage disposal system?				/	
Air Purifier	Rented				If yes, have the improvements been con sewage disposal system?	mpleted on	the			
Burglar Alarm			~		Are the improvements connected to a p	rivate/com	munity			
Ceiling Fan(s)		10.		28.1	water system? Are the improvements connected to a p	rlynte/com	munity.			
Garage Door Opener / Controls					sewer system?	iivate/com	munity			
Inside Telephone Wiring and Blocks / Jacks		19	/	list.	D. HEATING & COOLING SYSTEM	None/Not Included/	Defective	No Defec		Do Not Know
Intercom	V		1)	(E)	Attic Fan	Rented		Delet	-1146	KIIOW
Light Fixtures	1	50 10 31			Central Air Conditioning					
Sauna			= alapta	T. 1 15	Hot Water Heat			V	/	
Smoke / Fire Alarm(s)				100	Furnace Heat / Gas			V		
Switches and Outlets			V		Furnace Heat / Electric	V				
Vent Fan(s)		11 54	~		Solar House-Heating	V		_		
60 / 100 / 200 Amp Service					Woodburning Stove	V			-	
(Circle one)					Fireplace	V			-	
Generator	~				Fireplace Insert	-		- 1		
NOTE: "Defect" means a condition th					Air Cleaner			V		
on the value of the property, that wou					Humidifier	~			-	
of future occupants of the property, o would significantly shorten or advers					Propane Tank	1			-	
premises.	sely allect t	na expecte	d normal II	ie of the		~			-	
The information contained in this ACTUAL KNOWLEDGE. A discloss substitute for any inspections or wany material change in the physical	sure form i arranties ti al condition	s not a want the pro	arranty by spective b sperty or c	the owner uyer or ow ertify to the	Other Heating Source Seller, who certifies to the truth there or the owner's agent, if any, and the diner may later obtain. At or before settlement that the condition of the c	of, based isclosure nent, the o	wner is re	not b	d to d	ed as a
Signature of Seller William Date (mm/dd/yy) 06/30/23				ate (mm/dd/						
Signature of Seller Date (mm/dd/yy)					ate (mm/dd/	id/yy)				
The Seller hereby certifies that the condition of the property is substantially the sai						ginally pro	ovided to the Buyer.			
Signature of Seller (at closing) Date (mm/dd/yy)				Signature of Seller (at closing)		Date (mm/dd/yy)				

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO
2			101011	Do structures have aluminum wiring?		1	THIS
Age, if known:Years.				Are there any foundation problems		1	
Does the roof leak?				with the structures? Are there any encroachments?	-	1	
s there present damage to the roof?				Are there any violations of zoning.		/	
Is there more than one layer of shingles on the house?		V		building codes, or restrictive covenants? Is the present use a non-conforming use?		V	-
If yes, how many layers?				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 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 13-14-1-15?		V					
Has there been manufacture of		1	8 1957	Is the access to your property via a private road?	7.0	/	Mary
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		~		Is the access to your property via a public road?	V		
Explain:			1111	Is the access to your property via an easement?		/	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	T	/	
				Are there any structural problems with the building?		/	
			7	Have any substantial additions or alterations been made without a required building permit?		/	10 m = 10 m
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	S:		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?	1	/	
				Have any structures been treated for wood destroying insects?		~	
				Are the furnace/woodstove/chimney/flue all in working order?	/		
			1.1	Is the property in a flood plain?	1.1	/	
				Do you currently pay flood insurance? Does the property contain underground storage tank(s)?		~	
				Is the homeowner a licensed real estate salesperson or broker?	1	/	
				Is there any threatened or existing litigation regarding the property?		V	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	V		
			- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	Is the property located within one (1) mile of an airport?	9	/	
ACTUAL KNOWLEDGE. A disclosure form is a substitute for any inspections or warranti to disclose any material change in the phys	s not a wa es that th	e prospe	octive buyer	Seller, who certifies to the truth thereof, based or the owner's agent, if any, and the disclosur or owner may later obtain. At or before settler or certify to the purchaser at settlement that the d. Seller and Purchaser hereby acknowledge re	e form ma	ay not be owner is	used a
Signature of Seller Aut 0 mules Date (mm/qd/yy)				Signature of Buyer	Date (mm/dd/yy)		
Signature of Seller	Signature of Buyer	Date (mm/dd/yy)					
The Seller hereby certifies that the condition of th	e property	is substa	ntially the sar	ne as it was when the Seller's Disclosure form was o	riginally pr	ovided to	he Ruve
Signature of Seller (at closing)	0'-1-1-10 1111	Date (mm/dd/yy)					