

new kitchen

new wood floors & carpet

new doors

extremely nice bathroom that was redone about 8 years ago

The York furnace & A/C are both under warranty, as is the roof

The attic has been properly ventilated, as well as the crawl space. The crawl space has a complete vapor barrier, and pipes from there up to the attic have been thoroughly sealed

Provided by Owner 5/17

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Date (month, day, year)

05/30/2017

State Form 46234 (R6 / 6-14)

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, state, and ZIP code)

3437 Westenedge Drive, Columbus IN 47203

1	The	following	are in the	conditions	indicated:

The following are in the condition	None/Not	6.82000000	Not	Do Not		None/Not		N		Do Not
A. APPLIANCES	Included/ Rented	Defective	Not Defective	Know	C. WATER & SEWER SYSTEM	Included/ Rented	Defective	Defe	ctive	Know
Built-In Vacuum System	V.				Cistern	/		1		
Clothes Dryer	1				Septic Field / Bed					
Clothes Washer					Hot Tub	V				
Dishwasher			1		Plumbing			,	7	
Disposal	1		Ż		Aerator System	/ .		1		
Freezer			· · · · · · · · · · · · · · · · · · ·		Sump Pump					
Gas Grill					Irrigation Systems					
Hood	 		7		Water Heater / Electric			 		
Microwave Oven			1		Water Heater / Gas			,	/	
Oven			1		Water Heater / Solar			<u> </u>		
Range			1		Water Purifier	V	l	١,	/	
Refrigerator	†		Ż		Water Softener				/	
Room Air Conditioner(s)			· · · · · · · · · · · · · · · · · · ·		Well			T -		
Trash Compactor	1				Septic & Holding Tank/Septic Mound			1		
TV Antenna / Dish					Geothermal and Heat Pump			1		
Other:					Other Sewer System (Explain)	7				
					Swimming Pool & Pool Equipment	V		 		
						l		Yes	No	Do Not Know
					Are the structures connected to a publi	- u-tar 211	······	1	BA-JAS	® Know :
								1	-	
	None/Not			Do Not	Are the structures connected to a publi Are there any additions that may requir			V	-	
B. ELECTRICAL SYSTEM	Included/ Rented	Defective	Not Defective	Know	to the sewage disposal system?	e mihinaai	1101110		1	
Air Purifier	1				If yes, have the improvements been cor	npleted on	the			
Burglar Alarm	1	 			sewage disposal system? Are the improvements connected to a p	rlvate/com	munity	+	 	
Celling Fan(s)	· · · · · · · · · · · · · · · · · · ·		1		water system?		-	L		
Garage Door Opener / Controls		-	,		Are the improvements connected to a p sewer system?	rtvate/com	munity			
Inside Telephone Wiring and	· · · · · · ·		,		pewel photestit	None/Not	I seed to the	46000	G85655	58500000000000000000000000000000000000
Blocks / Jacks			✓		D. HEATING & COOLING SYSTEM	Included/ Rented-	Defective		at ctive	Do Not Know
Intercom					Attic Fan	i i		-	and the same	200000000000000000000000000000000000000
Light Fixtures					Central Air Conditioning		1		7	
Sauna					Hot Water Heat	V		 		
Smoke / Fire Alarm(s)			1		Furnace Heat / Gas		<u> </u>		7	
Switches and Outlets			✓		Furnace Heat / Electric	1/	 	 		
Vent Fan(s)			✓		Solar House-Heating					
60 / 100 / 200 Amp Service					Woodburning Stove	<u> </u>		1		
(Circle one)		ļ		<u> </u>	Fireplace					
Generator	$\perp V$		<u></u>		Fireplace Insert	V		 		
NOTE: "Defect" means a condition the					Air Cleaner		 	+		
on the value of the property, that wo					Humidifier			 		†
of future occupants of the property, o would significantly shorten or adver-					Propane Tank	V	 	 		
premises.	eciy ailett.	nia aybacie	u (Kuligi)	ne Ol Cle	Other Heating Source			 		
		- Constitution of Security			Seller, who certifies to the truth there	1	1	1	in the second	

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.

1 Williams	5-3017	Signature or buyer	
Signifiye of Seller	Date (mm/dd/yy)/	Signature of Buyer	Date (mm/dd/yy)
LADO CUI S. PLATITICA	05/30/2011		
The Seller hereby certifies that the condition of the	e property is substantially the san	e as it was when the Seller's Disclosure form was	originally provided to the Buyer.
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
	1	,	

Property address (number and street, city, state, and ZIP of 3437 Westenedge Drive, Columbus	ode) IN 47203		•			***************************************	
2. ROOF	YES	NO :	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: 9 Years.		***		Do structures have aluminum wiring?		V	✓
				Are there any foundation problems with the structures?		1	
Does the roof leak? Is there present damage to the roof?		/		Are there any encroachments?	 	1	
is there more than one layer of shingles		· /		Are there any violations of zoning, building codes, or restrictive covenants?		1	
on the house?		V		Is the present use a non-conforming use?			
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?		✓		Ç.			
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?		✓		1.11			
Has there been manufacture of methamphetamine or dumping of waste				Is the access to your property via a private road?		✓	
from the manufacture of methamphetamine in a residential structure on the property?		✓		is the access to your property via a public road?	✓		
Explain:	<u> </u>		'	Is the access to your property via an easement?		✓	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		1	
				Are there any structural problems with the building?		1	
				Have any substantial additions or alterations been made without a required building permit?		1	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		1	
				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		
				Is the property in a flood plain?		√	
				Do you currently pay flood insurance? Does the property contain underground		√	
				storage tank(s)?		√	<u> </u>
				salesperson or broker?		✓	ļ
			ļ	is there any threatened or existing litigation regarding the property?		1	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		4	
				is the property located within one (1) mile of an airport?		1	
a substitute for any inspections or warrant to disclose any material change in the obys	s not a wan les that the lical conditi	ranty by prosper on of th	the owne ctive buye e property	Seller, who certifies to the truth thereof, base r or the owner's agent, if any, and the disclosu r or owner may later obtain. At or before settle or certify to the purchaser at settlement that t d. Seller and Purchaser hereby acknowledge r	re form ma ment, the ne condition	ay not be owner is a	used as required property
Signature of Sellery A	Date (minute	10-1	7	Signature of Buyer	Date (mm/d	d/yy)	
The Tan S. Muthur	Date (mm/do		217	Signature of Buyer	Date (mm/d	**.	
	 		itially the sa	me as it was when the Seller's Disclosure form was			he Buyer.
Signature of Seller (at closing) Date (mm/dd/yy) Signature of Seller (at closing) Date (mm/dd/yy)							



FAA DISCLOSURE

The Federal Aviation Administration has granted an extension of an already existing military flight zone to the Indiana Air National Guard effective August 3, 2006, from Camp Atterbury. Portions of Brown, Bartholomew and Jackson Counties are within flight zone parameters.

Seller gives permission to Carpenter Hills O' Brown Realty, its Broker, and/or assigns to disclose this statement to potential Buyer(s) of this property and that further information concerning the military fly zone may be obtained by calling Camp Atterbury's Public Affairs Office at 812-526-1386.

John W. Matthews, Jr.	DEGITALLY SIGNED	05/30/2017 02:18 PM EDT		Deborah 5. Matthews	DESTALLY	05/30/2017 02:42 PM I	
Seller		Date	2	Seller		I	Date
Buyer		Date	ė	Buyer]	Date

Seller states that the information contained in this Disclosure is correct to the best of the Seller's CUR-RENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice. 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 seller.





LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

1	PROPERTY A	ADDRESS: 3437 Westenedge Dr, Columbus, IN 47203
2	LEAD WARN	INC CTATEMENT
3 4 5 6 7 8 9 10 11 12	Every I such p lead p disabili particu with an notify t	ING STATEMENT buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that property may present exposure to lead from lead-based paint that may place young children at risk of developing to isoning. Lead poisoning in young children may produce permanent neurological damage, including learning ities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a lar risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer by information on lead-based paint hazards from risk assessments or inspections in the seller's possession and the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint is recommended prior to purchase.
13	SELLER'S DI	
14	(a.) Presence	of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)
15 16 17	(i)	Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
18 19 20)SM ₍₁₁₎ <u>IWS</u>	\overline{M} Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
21 22 23 24 25 26	(b.) Records a	nd reports available to the seller: <i>(check (i) or (ii) below)</i> Seller has provided the buyer with all available records and reports including <i>Seller's Residential Real Estate Sales Disclosure</i> form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):
27 28 29)SM JWI (ii)	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
30 31	BUYER'S AC	KNOWLEDGMENT <i>(initial)</i> _ Buyer has received copies of all information listed above.
32	(d.)	Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
33	(e.)	Buyer has (check (i) or (ii) below):
34 35	(i)	received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
36 37 38	(ii)	OR waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
39 40 41 42 43 44	BROKER'S A	CKNOWLEDGMENT (initial) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)
		3437 Westenedge Dr, Columbus, IN 47203 (Property Address)

Page 1 of 2 (Lead-Based Paint - Sales)

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Carpenter Hills O' Brown Realty, P O Box 206 158 Jefferson St Nashville, IN 47448 Phone: 812-988-2227 Fax: 812-988-6664 Phil Shively

CERTIFICATION OF ACCURACY

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48 49

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The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

This Certification and Acknowledgment may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this Certification and Acknowledgment may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered, if requested.

53	document shall be promptly del	ent shall be promptly delivered, if requested.					
54 55	John W. Matthews, Jr. 🛛 🦁	05/30/2017					
56 57	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE			
58	John W. Matthews, Jr.						
59	PRINTED		PRINTED				
60 61	Deborah S. Matthews 🏻 🦁	05/30/2017					
62	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE			
63 64	Deborah S. Maythews						
65 66	PRINTED	-1-1	PRINTED				
67	Jem Minn	5[3][7					
68	LISTING BROKER	, pate	SELLING BROKER	DATE			
	1						



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Form #37. Copyright IAR 2017



3437 Westenedge Dr, Columbus, IN 47203 (Property Address)



SELLER MOTIVATION DISCLOSURE

Effective 7/1/94, Indiana Law prescribes that the motivation of a Seller in a real estate transaction cannot be discussed without the written permission of that Seller.

As Seller below signed, I DO*) DO NOT authorize Carpenter Hills O'

Circle one:

Brown Realty, Inc. to divulge m	y mouvation for seming.	
Our motivation for selling is	noving)	
John W. Matthews, 05/30/2017 02:18 PM EDT		
Seller Signature	Date	
Deborah S. X Matthews 05/30/2017 02:43 PM EDT		
Seller Signature X	Date 5/30/17	
Listing Agent Signature	Date	