



# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month/day/year)

12/8/24

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)

12535 Tidecrest Drive, Fishers, IN 46037

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher			X	
Disposal			X	
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna/Dish	X			
Other:				

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field/Bed	X			
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump			X	
Irrigation Systems			X	
Water Heater/Electric	X			
Water Heater/Gas			X	
Water Heater/Solar	X			
Water Purifier			X	
Water Softener			X	
Well	X			
Septic and Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm			X	
Ceiling Fan(s)			X	
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks/Jacks	X			
Intercom	X			
Light Fixtures	X			
Sauna	X			
Smoke/Fire Alarm(s)			X	
Switches and Outlets			X	
Vent Fan(s)			X	
60/100/200 amp Service (Circle one)			X	
Generator	X			

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning			X	
Hot Water Heat	X			
Furnace Heat/Gas	X		X	
Furnace Heat/Electric	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			

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.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>David J. Jenkins</i>	12/8/24	<i>Stephanie Miller</i>	12/11/2024 10:20 am
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>David J. Jenkins</i>	12/8-24	Stephanie Miller - as agent for Carthus	

The Seller hereby certifies that the condition of the property is substantially the same as it was when the owner's last disclosure form was originally provided to the Buyer.

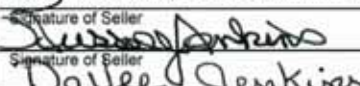

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
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Property address (number and street, city, state, and ZIP code)												
12535 Tidecrest Drive, Fishers, IN 46037												

<b>2. ROOF</b>	YES	NO	DO NOT KNOW		YES	NO	DO NOT KNOW
Age, if known      Years <u>3</u>	<input checked="" type="checkbox"/>			<b>4. OTHER DISCLOSURES</b>  Do structures have aluminum wiring? Are there any foundation problems with the structures? Are there any encroachments? Are there any violations of zoning, building codes, or restrictive covenants? Is the present use of non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Does the roof leak?		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
If yes, how many layers?							
<b>3. HAZARDOUS CONDITIONS</b>	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?		<input checked="" type="checkbox"/>		Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>		Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>		Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Explain:				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (Use additional pages, if necessary)				Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
				Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
				Is there any damage due to wind, flood, termites, or rodents?		<input checked="" type="checkbox"/>	
				Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
				Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
				Is the property in a flood plain?		<input checked="" type="checkbox"/>	
				Do you currently pay for flood insurance?		<input checked="" type="checkbox"/>	
				Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
				Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
				Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input checked="" type="checkbox"/>		
				Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	12/8/2024		12/11/2024 10:20 am
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Dalee Jenkins	12/8/2024	Stephanie Miller - as agent for Cartus	
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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.



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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwoff.com

Russ and Dee





# Homeowners Association Disclosure Form

For use only by members of the Indiana Association of REALTORS®

1 Property Address: 12535 Tidecrest Drive, Fishers, IN 46037

2  
3 Seller Name(s): Russell E. Jenkins, Davee Jenkins

4  
5 Buyer Name(s): \_\_\_\_\_

6  
7 HOA Name: Turnberry - Piper Glen Recreational Association Inc. phone: (407) 788-6700

8  
9 If the Property is covered by the governing documents of a homeowners association, the Seller shall provide the information  
10 contained in this form to the Buyer by the date agreed in the Purchase Agreement, but not later than ten (10) days prior to closing  
11 pursuant to I.C. 32-21-5-8.5.

12  
13 (1) The Seller hereby discloses that the above-referenced property is in a community governed by a homeowners association.

14  
15 (2) Seller hereby confirms a copy of the recorded governing documents has been provided.

16  
17 (3) The recurring HOA dues are in the amount of \$ 875.00 and are payable ☐ monthly ☐ quarterly ☒ annually  
18 ☐ other: \_\_\_\_\_. There ☐ are ☒ are not upcoming assessments. If there are  
19 upcoming assessments, they are in the amount of \$ \_\_\_\_\_ and due by \_\_\_\_\_ (date).

20  
21 (4) Name and address of HOA management point of contact. (This can be a board member, HOA Agent, or other person  
22 responsible for HOA management) Sentry

Management  
(317) 251-9393

24  
25 Brokers are not responsible for obtaining, verifying or interpreting this information. The parties agree that Brokers and their  
26 companies shall be released and held harmless from any and all liability arising out of or related to the disclosure of any  
27 homeowners association information or documentation.

28  
29 Seller, by signing below, affirms that the above information is true and accurate to the best of Seller's knowledge. Buyer, by  
30 signing below, confirms that a copy of the recorded governing documents has been provided and the above information has been  
31 received.

32  
33  
34 BUYER

35  
36 Stephanie Miller 12/11/2024 10:21 am

37 Signed \_\_\_\_\_ Date

38 Stephanie Miller - as agent for Cartus

39  
40 BUYER

41  
42  
43 Signed \_\_\_\_\_ Date

SELLER

Russell E. Jenkins

dotloop verified  
12/10/24 1:55 PM CST  
EK8L-WT0F-9FVO-A0FV

Signed \_\_\_\_\_ Date

**Russell E. Jenkins**

SELLER

Davee Jenkins

dotloop verified  
12/10/24 3:37 PM EST  
KCK9-NDWY-65VM-4WC0

Signed \_\_\_\_\_ Date

**Davee Jenkins**



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.  
**Form #71. Copyright IAR 2024**





## Updates and Features

**Property Address** 12535 Tidecrest Drive, Fishers IN 46037

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**Listing Agent** - Brad Gough mobile: (317) 590-3571 email: brad@btgough.com

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### The owners have made the following updates since purchasing this home in 2021

- POLYPRO Protective Concrete Floor Coating applied to front porch, back patio and garage floors (approx. \$7,000)
- Added topsoil and sod to the backyard (originally seeded)
- Installed irrigation system
- Extensive landscaping and hardscaping added around the entire house
- Had natural gas line ran to back patio for the grill
- Upgraded sump pump installed in 2024
- Smart Switch Rope Lighting added above Kitchen Cabinets
- Laundry Room cabinets added
- Water Softener installed
- Reverse Osmosis Water Treatment System installed
- GE Café SS Refrigerator installed
- Custom Blinds (up/down) added to all windows including in the garage

### Special Features for this home

- 3<sup>rd</sup> bay of garage extended 5' in length to accommodate a large truck!!
- The other garage extended in width for extra storage area
- Surround Sound Speakers in Family Room and in the Basement Theatre area as well as on the back patio
- Extended length Jacuzzi Tub in Primary Bedroom
- Luxury Vinyl Plank Flooring (Entry, Great Room, Kitchen, Breakfast Room, Dining Room)
- GE Profile Series SS Appliances (Gas Cooktop, Double Ovens, Microwave, DW)
- Guardian Security System



**COLDWELL BANKER**  
KAISER REAL ESTATE

All information is deemed reliable, but not guaranteed.



## UTILITY INFORMATION

**Property Address** 12535 Tidecrest Drive, Fishers, In 46037

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**Listing Agent** - Brad Gough mobile: (317) 590-3571 email: brad@btgough.com

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	<b>Electric</b>	<b>Gas</b>	<b>Water</b>	<b>Sewer</b>	<b>Trash</b>
<b>Name of Company</b>	Ninestar Connect	Vectren	Citizens Energy Group	HSE Utilities	Republic
<b>Phone#</b>	317-323-2087	317-776-5532	317-263-6418	317-577-1150	317-823-6881

## Internet

Spectrum 844-302-5739

## Home Owner's Association

\$875 Annually

Property Manager – Sentry Management 317-251-9393



**COLDWELL BANKER**  
KAISER REAL ESTATE

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