KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760

SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to residential real estate sales and purchases. This form is not required for:

- 1. Residential purchases of new construction homes if a warranty is provided;
- 2. Sales of real estate at auction; or
- 3. A court supervised foreclosure

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form

	must be based on the best of your knowledge of the property you are selling, however and whene	aver you gain	eu mai Kr	owicuse.
	Please take your time to answer these questions accurately and completely.			
	Property Address Cross Street			
	$\frac{1}{1}$ Albany $\frac{1}{1}$ $\frac{1}{1}$	Zip 426	002	****
	PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.	.360 that mar	adates the	seller's
	disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller'	's knowledge	of the p	roperty's
	condition and the improvements thereon, however that knowledge was gained. This disclosure for the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty to	orm shall not	: be a war	ranty by
	obtain. This form is a statement of the conditions and other information about the property known	Mat the purc	nasermay Unless o	/ Wish to therwise
	advised, the Seller does not possess any expertise in construction, architecture, engineering, or any	y other specif	ic areas re	elated to
	the construction or condition of the property or the improvements on it. Unless otherwise advised	d, the Seiler h	ias not co	nducted
	any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encour	raged to obta	in his or	her own
1	professional inspections of this property.			
1	INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known con-	ditions affect	ing the p	roperty,
	regardless of how you know about them or when you learned. (3) Attach additional pages, if neces	ssary, with yo	our signat	ure and
	the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item do	this form to	authorize	the real
	mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown."	bes not apply 11 (7) If you le	to your pr arn anv fa	foperty,
	to closing that changes one or more of your answers to this form after you have completed and sul	bmitted it, in	nmediatel	v notify
	your agent or any potential buyer of the change in writing.			
	SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property	v. This inform	iation is ti	and
-1			CIOTI ID CI	AR BILL !
	accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real esta	ate agent to p	provide a e	copy of
	accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estathis statement to any person or entity in connection with actual or anticipated sale of the property	ate agent to p	provide a e	copy of
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PROPERTY ADDRESS:		·			
2. HOUSE SYSTEMS				1457 E.	新期间50%
the manufally fill with the fill the fi	peen corrected, state whether there have been problems affecting:	N//	A YES	NO	UN. KNOW
a. Plumbing	een corrected, state whether there have been problems affecting.			Ø	
b. Electrical system				<u> </u>	<u> </u>
d. Ceiling and attic fans				<u>R</u>	
				<u> </u>	
e. Security system					
f. Sump pump					Ā
g. Chimneys, fireplaces,	nserts	<u> </u>			
h. Pool, hot tub, sauna		<u>Z</u>			
i. Sprinkler system	_	<u>Z</u>			
j. Heating system	age of system:				<u> </u>
k. Cooling/air conditionir					
I. Water heater	age of system:				Z.
Please explain any deficienc	es noted in this Section:				
	,				
					UN
3. BUILDING STRUCTURE			YES	# NU	RNOWN
	ve-been-corrected, state-whether-there-have-been-problems-affecting				\
1) The foundation or sla					
2) The structure or exte	nor veneer				Z Z
3) The floors and walls					
4) The doors and windo				X	□
	owledge, has the basement ever leaked?	<u>\</u>			
	ne the basement leaked?				
	y repairs done to the basement?				
	nent leaks repaired, when was the repair done?				
	ntly leaks, how often does it leak? (e.g., every time it rains, only after	an extrem	ely heav	⁄y rain,	etc.)
Explain:					
h. Have you experienced, o	r are you aware of, any water or drainage problems in the crawl space	e? 🏻			X
i. Are you aware of any da	mage to wood due to moisture or rot?		. 🗆		X
. Are you aware of any pr	sent or past wood infestation (e.g. termites, borers, carpenter ants,			ייייייי	
J. fungi, etc.)?				XI_	_
k. Are you aware of any da	mage due to wood infestation?				M
1) Has the house or any	ther improvement been treated for wood infestation?				V
2) If yes, by whom?					
3) Is there a warranty?			 		
			·····		
Please explain any deficiencies	noted in this Section:				
•	·		-		
	<u>'</u>				 .
			vec	NO .	EUNE :
4, ROOF	and Jurity the age of the modification?	COM AND SECURITION OF THE PERSON		_	KNOWN
	ng? (write the age of the roof if known)		<u> </u>	片 `	***
	time since you have owned or lived at the property?		×		<u> </u>
· ·	edge, has the roof leaked at any time before you owned or lived at		XI.		
the property?					
d. When was the last time the			\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		
e. Have you ever had any re			₹í	<u> </u>	
age 2 of 5	5/11/21 9:30 am				
REC Form 402 12/2019 Seller	nitials Date/Time Buyer initials Date/Tin	ne			

PROPERTY ADDRESS:				
f. Have you ever had the roof replaced?		ĮZI,		
If so, when? May 2C2				
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extren	nely nea	vy rain	, etc.)	
Explain: Have you ever had roof repairs that involved placing shingles on the roof instead of replacing				
h. the entire roof covering? If so, when?	\\\\\			
Please explain any deficiencies noted in this Section:				
5. LAND / DRAINAGE a. Whether or not they have been corrected, state whether there have been problems affecting:		YES	- No.	knowa
1) Soil stability				Z _
2) Drainage, flooding, or grading				区
3) Erosion				Ä
4) Outbuildings or unattached structures				A
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood)Kĺ
insurance for federally backed mortgages?				
If so, what is the flood zone?		. <u> </u>		
c. is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?				Ø
Please explain any deficiencies noted in this Section:				
5 BOUNDARIES	⊸N/A∭	YES	∰NO≸	known
a. Have you ever had a staked or pinned survey of the property performed?				<u> </u>
b. Are you in possession of a copy of any survey of the property?				X
c. Are the boundaries marked in any way?				Ø
Explain:				
d. Do you know the boundaries?				X
Explain:				
e. Are there any encroachments or unrecorded easements relating to the property?				X
Explain:		er e estador	24 T. 175 Dec	SASSI (NESSS)
7. WATER	#N/A ∰	YES	NO 🐃	KNOWN
a. Source of water supply: Albam Water Dept			. —	
b. Are you aware of below normal water supply or water pressure?	_ <u>_</u>	<u> Ц</u>	<u> </u>	ᆜ
c. Has your water ever been tested? If so, attach the results or explain.		<u> </u>		
Explain:	∍N/a 😅	(Carolle		SUN-SEE
8/SEWER SYSTEM: a. Property is serviced by: Al Dany Water Dut	HIY/A Too	763+	NO 🕆	KNOWN .
a. Property is serviced by: Al Dany Water Duft 1. Category I: Public Municipal Treatment Facility		V		
2. Category II: Private Treatment Facility				\exists
3. Category III: Subdivision Package Plant				旹
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)				旹
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal				旹
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system			<u> </u>	
7. Category VII: No Treatment/Unknown				
Name of Servicer:	- L		<u> </u>	
b. For properties with Category IV, V, or VI systems				
Date of last inspection (sewer):		•		
Date of last inspection (septic): Date last cleaned (septic):				
c. Are you aware of any problems with the sewer system?			X	
Please explain any deficiencies noted in this Section:				
Page 3 of 5 CREC Form 402 12/2019 Seller Initials Date/Time Buyer Initials Date/Time		•		
Oate/ Time				

a. Have there been any additions, structural modifications, or other alterations made? Explain: 3.0 HopNEOWINEYS ASSOCIATION (INOA): a. 1) is the property subject to rules or regulations of a HOA? 2) if yes, what is the yearly assessment? 3) HOA Primary Contact Name: Are any learners of the property shared in common with adjoining landowners, such as walls, care any features of the property shared in common with adjoining landowners, such as walls, care any features of the property shared in common with adjoining landowners, such as walls, care any features of the property shared in common with adjoining landowners, such as walls, care any features of the property shared in common with adjoining landowners, such as walls, care any features of the property shared in common with adjoining landowners, such as walls, care any features of the property shared in common with adjoining landowners, such as walls, care any features of the property shared in common with adjoining landowners, such as walls, care there any pet or rental restrictions? Explain: 1.11HAZARBOUIS/CONDITIONS: 1.11HAZARBOUIS/CONDITIONS: 1.12HAZARBOUIS/CONDITIONS:	PROPERTY ADDRESS:				
a. Have there been any additions, structural modifications, or other alterations made? b. if so, were all necessary permits and government approvals obtained? Septain: 10h HDM/EOWNRYSASSIGATION HOAD is the septain of the septain					
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Explain: a. 1), is the property subject to rules or regulations of a HOA? 2) If yes, what is the yearly assessment? 3) HOA Name: HOA Primary Contact Name: Are you aware of the property shared in common with adjoining landowners, such as wa's, Feptials: ### Contact Name: ### Contact Na	a. Have there been any additions, structural modifications, or other alterations made?				Ø
a. 1) is the property subject to rules or regulations of a HOA? 2) if yes, what is the yeary assessment? 3) HOA Name: HOA Primary Contact Name: HOA Primary Contact Phone No: 5. is the property a condominium? If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate C. Are you aware of any condition that may result in an increase in taxes or assessments? G. Are you aware of any condition that may result in an increase in taxes or assessments? G. Are any features of the property shared in common with adjoining landowners, such as walls, G. fences, driveways, etc.? e. Are there any pet or rental restrictions? Explain: 11HAZARDOUS CONDITIONS 1 Are you aware of any under ground storage tanks, old scatic tanks, field lines, cisterns, or a shandoned wells on the property. Are you aware of any other environmental hezards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of ures formsclerbyde, etc.) **EAP DASED PRATICIPATION CONDITIONS 1 **Are you aware of any other environmental hezards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of ures formsclerbyde, etc.) **HEAD RASED PRATICIPATION CONDITIONS 1 **Are you aware of any other environmental hezards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of ures formsclerbyde, etc.) **HEAD RASED PRATICIPATION CONDITIONS 1 **Are you aware of any extension of ures formsclerbyde, etc.) **HEAD RASED PRATICIPATION CONDITIONS 1 **Are you aware of the existence of lead-based paint in or on this houses? **Are you aware of the oxistence of lead-based paint in or on this houses? **ARDON ESSES OF AREAD PRATICIPATION CONDITIONS 2 **ARDON	b. If so, were all necessary permits and government approvals obtained?				
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