KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet Mayo-Underwood Bullding 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 n	ot required for
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- 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

must be based on the best of your knowledge of the property you are selling, howeve			galned t	hat kn	awienRe
Please take your time to answer these questions accurately and completely.					
Property Address 70 Carl Page Rd					
	State	Zip			
Tompkinsville	Ru	42	167	,	
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirement		24.360 that	manda		
disclosure of conditions" relevant to the listed property. This disclosure is based or					
condition and the improvements thereon, however that knowledge was gained. This					
the Seller or real estate agent and shall not be used as a substitute for an inspection of obtain. This form is a statement of the conditions and other information about the pro-					
advised, the Seller does not possess any expertise in construction, architecture, engine	•	•			
the construction or condition of the property or the improvements on it. Unless other					
any inspection of generally inaccessible areas such as the foundation or roof. The Buy					
professional inspections of this property.					
INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all	l known d	onditions al	fecting	the pr	operty,
regardless of how you know about them or when you learned. (3) Attach additional page	ages, If ne	cessary, wit	h your	signatu	ire and
the date and time of signing. (4) Complete this form yourself or sign the authorization a					
estate agent to complete this form on your behalf in accordance with KRS 324.360(9), (5)					
mark "not applicable." (6) If you truthfully do not know the answer to a question, mark to closing that changes one or more of your answers to this form after you have complete.					
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vous roant or any notantial hitter of the change in William					
your agent or any potential buyer of the change in writing.	.1				
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ge 2 of 5 &5-2		oof?	NAM WAD	0C/M/42		ঘ		
			, , , , , , , , , , , , , , , , , , , ,					
			Buyer Initials	Date/Time				İ

PROPERTY ADDRESS: 70 Carl Page Rd. Tomp Kusville Ky f. Have you ever had the roof replaced?	421	67	,	
f. Have you ever had the roof replaced?		\square		
If so, when?				
	nely he	avv rali	n. etc.)	
g. If the roof presently leaks, now often does it leak? (e.g., every time it rains, only after an extremely leaks). Explain:	11417 1141	41,141	.,,	
Have you ever had roof repairs that involved placing shingles on the roof instead of replacing				_
h. Have you ever had foot replaced that involved placing sningles on the root instead of replacing the entire roof covering? If so, when?			<u>S</u>	
Please explain any deficiencies noted in this Section:				
		····		
5. LAND / DRAINAGE	A/NE級	THEYES	(NO)	* khowh
a. Whether or not they have been corrected, state whether there have been problems affecting:			·····	
1) Soll stability				
2) Drainage, flooding, or grading Drainage		₩.		/ []
3) Erosion			V	
4) Outbuildings or unattached structures			ā	
Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood				,
			\square	
Insurance for federally backed mortgages?				
If so, what is the flood zone?				
ls there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining			₩.	
this property?				
Please explain any deficiencies noted in this Section:				
6 BOUNDARIES	BIN/AT	VF SY	สัฟด์ A	ተትበዘተጓማ
	<u>•7201418</u>		Z Z	/ ITT
b. Are you in possession of a copy of any survey of the property?				
c. Are the boundaries marked in any way?		<u> </u>		
Explain: Ground States			<u></u>	
d. Do you know the boundaries?				
Explain:				
e. Are there any encroachments or unrecorded easements relating to the property?			Ω⁄	
Explain:				
7 WATER CONSTRUCTION OF THE PROPERTY OF THE PR	N/A*	SYES	ANO NE	ALV. B.
a. Source of water supply:	M2-72-18: 102-24	- Mark Com Com	***********	(And)VIII 2
b. Are you aware of below normal water supply or water pressure?			KZ/	
•		- 	<u></u>	ᆔ
c. Has your water ever been tested? If so, attach the results or explain.	لبــا	ഥ	<u> </u>	니
CAPIDITI	Labor Francisco	1965 R-197 ASSE	var—toler and	0.151/20%
8, SEWERISYSTEM	AN/AR	AYES	MNO M	HOWH 1
a. Property is serviced by:				
1. Category I: Public Municipal Treatment Facility				
2. Category II: Private Treatment Facility				
3. Category III: Subdivision Package Plant				
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)				
		耍		
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal				
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:				
h. For properties with Category IV, V, or VI systems				
b. For properties with Category IV, V, or VI systems Date of last inspection (sewer):				
Date of last inspection (sewer):				
Date of last inspection (sewer): Oate of last inspection (septic): Date last cleaned (septic):			TO TO	
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?		О	प्त	
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?		O	प्त	
Date of last inspection (sewer): Date of last inspection (septic): C. Are you aware of any problems with the sewer system? Please explain any deficiencies noted in this Section:		0	T	
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?		0	¥	

PROPERTY ADDRESS: 70 Carl Page Rd. Tompkins. 11.	14	c/2/	67	
9. CONSTRUCTION / REMODELING	#"SINVA	. EVYES	- NÓ	ть техний Д. Скиоми
a. Have there been any additions, structural modifications, or other alterations made?			V	
b. If so, were all necessary permits and government approvals obtained?				
Explain:				
10. HOMEOWNER'S ASSOCIATION (HOA)	福N/A	SAYES	KINO	'',UH. γ
a. 1) is the property subject to rules or regulations of a HOA?			Ø	
2) If yes, what is the yearly assessment?				
3) HOA Name:				
HOA Primary Contact Name;				
HOA Primary Contact Phone No.:				
b. Is the property a condominium?			<u> </u>	
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?			U	
d. Are any features of the property shared in common with adjoining landowners, such as walls,		W		
fences, driveways, etc.?				
e. Are there any pet or rental restrictions?			52	
Explain:			· · · · · · · · · · · · · · · · · · ·	
The state of the s			energy to Kar	::
11. HAZARDOUS CONDITIONS 12.4.	esin/ar	(A) E) (A)	300 A	XNOWN !
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a.				
abandoned wells on the property? Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,	~~~~~~~			
b. Are you aware or any other environmental hazards's (e.g., Caroon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)			Ø	
Water contamination, assessos the use of the formandening, etc.,	SHIPS HE	Talk III A		STATE OF
ALEADBASEDPAINTIDISQLOSUREREQUIREMENT.	1646	d a le		
such property may present exposure to lead from lead based paint, which may cause certain health r	TE PAGE			
c. Was this house built before 1978?				108 A 30 A 3.2
d. Are you aware of the existence of lead-based paint in or on this house?	$\overline{}$		- □/-	
TO THE REAL PROPERTY OF THE PR		N A	W-12	新文学
Radonisia naturally-occurring radioactive gasythat when It has a accumulated in labuilding in sufficie	retaum	Ties in	avore	senta
Radonis a naturally occurring radioactive gasythat //when the stactum that din is building in sufficience the active gasythat //when the stactum that building in sufficience health, is kentucky Department (or Plublic Health recommends (radon test).	The for	moleli	itorma	rion X
visit chrs ky goviand/search/radon/www.nesnesnesnesnesnesnesnesnesnesnesnesnesn	南基對			
e. 1) Are you aware of any testing for radon gas?			P	
2) If yes, what were the results?				
f. 1) is there a radon mitigation system installed?				ष्
2) If yes, is it functioning properly?				
2) If yes, is it functioning properly? ***********************************		WIN.		
A toroparty owner. Who ignooses: NO 14to (deconteminate) shroperty sused in the production of time the	imphetar		iÜstim	ake
tviittaniaisolosurajonmethamphetaminetoontaminattonipyrstantuokksi220/13410(10)jandi902kkasis	7/200 eF	allieit	gojqio	ely
disclose methamphetamine contaminationils a classification viunder kris 224199:010 km/km/s/s/s/s/s/s		包括自	學例式	
g. 1) is the property currently contaminated by the production of methamphetamine?			Ø	
2) If no, has the property been professionally decontaminated from methamphetamine				
contamination?		·	1 /	
Explain:	Grand Company	MANUFACTURE OF		
12, MISCELLANEOUS	YNZĀ KAN			
a. Are you aware of any existing or threatened legal action affecting this property?			<u> </u>	
b. Are there any assessments other than property assessments that apply to this property			IJ∕	
(B.E. SEWER 855E55ITIEITE)				
Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to			ପ୍ର	
this property?				<u>-</u>
d. Are there any warranties to be passed on?			Ø	
rage 4 of 5				
REC Form 402 12/2019 Seller initials Date/Time Buyer Initials Date/Time	********			

Explain:						
e. Has this house ever been damaged	by fire or other d	lsaster?			⊠′	
Explain:	······································					
f. Are you aware of the existence of	mold or other fung	on the property?			Ø/	
g. Has this house ever had pets living	in It?				Ø	
Explain:					/	
h. Is this house in a historic district or					<u>.⇔</u>	rā.
13. ADDITIONAL INFORMATION STEELS			WYNNZAM			
Do you know anything else about the pro						
If yes, please provide details in the space	provided, below.	Attach additional sheets, as necessary.				
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