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 forr	n applies to residential real estate sales and purchases.	This form is not required for:
1	Pacidential nurchases of new construction homes if a w	arranty is provided.

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 however	g. Your an	swers	to the q	uestion	is in thi	torm
must be based on the best of your knowledge of the property you are selling, however Please take your time to answer these questions accurately and completely.	er and whe	never	you gair	ned tha	it know	leage.
Property Address						
413 Shore DR.						
City	State	Zip				
CADIZ	KY		422			
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requiremen						
disclosure of conditions" relevant to the listed property. This disclosure is based 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	or warran	ty tha	the nu	rchaser	may w	ish to
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, engin	eering, or	any ot	her spec	cific are	eas rela	ted to
the construction or condition of the property or the improvements on it. Unless other	rwise adv	ised, t	he Sellei	r has n	ot cond	ucted
any inspection of generally inaccessible areas such as the foundation or roof. The Bu	uyer is end	courag	ed to ob	tain hi	s or he	r own
professional inspections of this property.						
INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report a	all known	condit	ions affe	ecting t	the pro	perty,
regardless of how you know about them or when you learned. (3) Attach additional	pages, if r	ecessa	ry, with	your s	ignatur	e and
the date and time of signing. (4) Complete this form yourself or sign the authorization	at the en	d of th	is form t	o auth	orize th	e real
estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (mark "not applicable." (6) If you truthfully do not know the answer to a question, ma	5) If an ite	m does	not app	oly to y	our pro	perty,
to closing that changes one or more of your answers to this form after you have com	nleted an	wn." (/) IT you	immo	any fact	prior
your agent or any potential buyer of the change in writing.	pieteu aii	u subii	iitteu it,	, iiiiiiiei	ulately	поспу
			-1			
SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regardin accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(g the pro	perty.	I his into	rmatio	in is tru	e and
this statement to any person or entity in connection with actual or anticipated sale of	of the pro	perty (r as oth	erwise	nrovid	phy or
law. The following information is not the representation of the real estate agent.	or the pro	ocity (or as our			
Answer all questions to the best of your knowledge. Attach ad	ditional	shee			provid	cu by
			ts as no			
1. PRELIMINARY DISCLOSURES			T	ecessa	ary.	UN-
PRELIMINARY DISCLOSURES a. Have you ever lived in the house?			N/A	ecessa	ary.	UN- KNOWN
a. Have you ever lived in the house?			T	ecessa YES	NO	UN-
a. Have you ever lived in the house?b. List the date (month / year) you purchased the house.	nv2		N/A	ecessa YES Ø	no	UN- KNOWN
a. Have you ever lived in the house?b. List the date (month / year) you purchased the house.c. Do you own the property as (an) individual(s) or as representative(s) of a compa	ny?		N/A	ecessa YES Ø	no	UN- KNOWN
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2. H	HOUSE SYSTEMS				
	ether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	U
a.	Plumbing			X.	
b.	Electrical system			D.	
c.	Appliances			X	
d.	Ceiling and attic fans			×	
e.	Security system				
f.	Sump pump	×			1
g.	Chimneys, fireplaces, inserts	Ø			1
h.	Pool, hot tub, sauna	M			[
i.	Sprinkler system	X			[
j.	Heating system age of system: wwk. www.			X	[
k.	Cooling/air conditioning system age of system: wwk.vou.v			Ø	[
1.	Water heater age of system: นกหมดนา			120	[
Plea	ase explain any deficiencies noted in this Section:				
3. B	UILDING STRUCTURE	N/A	YES	NO	KN
a.	Whether or not they have been corrected, state whether there have been problems affecting:			- FE	
	1) The foundation or slab				[
_	2) The structure or exterior veneer				_ [
	3) The floors and walls			<u> </u>	[
	4) The doors and windows			N	[
b.	1) To the best of your knowledge, has the basement ever leaked?			M	1
	2) When was the last time the basement leaked?				
	3) Have you ever had any repairs done to the basement?			凶	[
	4) If you have had basement leaks repaired, when was the repair done?				
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an e	extrem	ely hea	vy rain	i, et
-	Explain:				
h.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?		<u> </u>		[
i.	Are you aware of any damage to wood due to moisture or rot?			X	[
j.	Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants, fungi, etc.)?			M	[
k.	Are you aware of any damage due to wood infestation?			X	1
	1) Has the house or any other improvement been treated for wood infestation?			X	[
	2) If yes, by whom?				
	3) Is there a warranty?				
Plea	se explain any deficiencies noted in this Section:				
	OOF	N/A	YES	NO	
I. R	OOF How old is the roof covering? (write the age of the roof if known)	N/A	YES		KN
1. R	OOF How old is the roof covering? (write the age of the roof if known) Has the roof leaked at any time since you have owned or lived at the property?				KN
I. R a.	OOF How old is the roof covering? (write the age of the roof if known)				E E
i. R a. b.	OOF How old is the roof covering? (write the age of the roof if known) Has the roof leaked at any time since you have owned or lived at the property? To the best of your knowledge, has the roof leaked at any time before you owned or lived at				D E

	Have you ever had the roof replaced?			Ø	
	If so, when?				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	ely heav	y rain,	etc.)	
	Explain:				
h.	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?			×	
Plea	ase explain any deficiencies noted in this Section:				
5. L	AND / DRAINAGE	N/A	YES	NO	UN- KNOW
a.	Whether or not they have been corrected, state whether there have been problems affecting:				
	1) Soil stability			Ø	
	2) Drainage, flooding, or grading)Zį	
	3) Erosion)XI	
	4) Outbuildings or unattached structures			Ø	
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?				×
	If so, what is the flood zone?				- 2-12-
c.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?		Ø		Е
Plea	NOT DOCK able per Corp	LAKE	BAI	exle	y
	NOT DOCK able per Corp				-
	OUNDARIES	N/A	YES	NO	KNO
a.	Have you ever had a staked or pinned survey of the property performed?			X	L
b.	Are you in possession of a copy of any survey of the property?			Ø	
c.	Are the boundaries marked in any way? LAKE BURKLEY Corp boundry		×		
	Explain: mankers are present				
d.	Do you know the boundaries? Approximate NO Survey Pins				С
	Explain:				
e.	Are there any encroachments or unrecorded easements relating to the property?			×	Е
	Explain:				
7. W	VATER	N/A	YES	NO	UN
a.	Source of water supply:				
b.	Are you aware of below normal water supply or water pressure?			M	
c.	Has your water ever been tested? If so, attach the results or explain.			×	
	Explain: LAKE BARKLEY Regional Water District				
8. SI	EWER SYSTEM	N/A	YES	NO	KNOV
	Property is serviced by:				
a.	1. Category I: Public Municipal Treatment Facility			Ø	
a.				Ø	
a.	2. Category II: Private Treatment Facility				
a.	Category II: Private Treatment Facility Category III: Subdivision Package Plant				Е
a					
a.	3. Category III: Subdivision Package Plant			Ø	
a.	Category III: Subdivision Package Plant Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)			図	
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a. Have there been any additions, structural modifications, or other alterations made? b. If so, were all necessary permits and government approvals obtained? Explain: 10. HOMEOWNER'S ASSOCIATION (HOA) 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: HOA Primary Contact Phone No.: b. 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? d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? e. Are there any pet or rental restrictions? Explain: 11. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT	Have there been any additions, structural modifications, or other alterations made? If so, were all necessary permits and government approvals obtained? Explain: HOMEOWNER'S ASSOCIATION (HOA) 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: HOA Primary Contact Phone No.: Is the property a condominium? If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate Are you aware of any condition that may result in an increase in taxes or assessments? Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? Are there any pet or rental restrictions? Explain: HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT ry purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified the property may present exposure to lead from lead-based paint, which may cause certain health risks. Was this house built before 1978? Are you aware of the existence of lead-based paint in or on this house?	9. C	ONSTRUCTION / REMODELING	N/A	YES	NO	KNO
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