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 application and the case a		MOUTH MITTING
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1. Residential numbrane.	A same a manufacture of the same of the sa	

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

must be based on the best of your knowledge of the property you are selling. You Please take your time to answer these questions accurately and completely. Property Address 12449 Sm. th G-Rove Road City				
City Buekesv: //e State PURPOSE OF DISCLOSURE FORMS	1 42.	~ . ~		
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of Kindisciosure of conditions" relevant to the listed property. This disclosure is based on the condition and the improvements thereon, however that knowledge was gained. This disclosure the Seller or real estate agent and shall not be used as a substitute for an inspection or warm obtain. This form is a statement of the conditions and other information about the property k advised, the Seller does not possess any expertise in construction, architecture, engineering, the construction or condition of the property or the improvements on it. Unless otherwise a any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is expressional inspections of this property. INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all know regardless of how you know about them or when you learned. (3) Attach additional pages, if the date and time of signing. (4) Complete this form yourself or sign the authorization at the estate agent to complete this form on your behalf in accordance with KPS 374 360(s) [4] Means the setate agent to complete this form on your behalf in accordance with KPS 374 360(s) [4] Means the setate agent to complete this form on your behalf in accordance with KPS 374 360(s) [4] Means the setate agent to complete this form on your behalf in accordance with KPS 374 360(s) [4] Means the setate agent to complete this form on your behalf in accordance with KPS 374 360(s) [4] Means the setate agent to complete this form on your behalf in accordance with KPS 374 360(s) [4] Means the setate agent to complete this form on your behalf in accordance with KPS 374 360(s) [4] Means the setate agent to complete this form on your behalf in accordance with KPS 374 360(s) [4] Means the setate agent to complete this form on your behalf in accordance with KPS 374 360(s) [4] Means the setate agent to complete this form on your behalf in accordance with KPS 374 360(s) [4] Means the setate	seliers knowled sure form shall ranty that the p mown by the Si or any other sy dvised, the Sel encouraged to n conditions a f necessary, wi	dge of not be purchaseller. Us secific a ler has obtain ffecting	the presented the present the	operty' ranty b wish to herwise lated to ducted er own operty, ire and he real
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2. HOUSE SYSTEMS Whether or not they have been corrected, state whether there have been problems affecting. a. Plumbing b. Electrical system c. Appliances				-
Whether or not they have been corrected, state whether there have been problems affecting. a. Plumbing b. Electrical system				
b. Electrical system				
b. Electrical system	:	N/A Y	ES N	О,
		n i		
		i i	***************************************	2
		H I		
e. Security system		H	***************************************	<u>ት</u> <i>ት</i>
f. Sump pump				
g. Chimneys, fireplaces, inserts			5 6	
n Pool, hot tub, sauna				
i. Sprinkler system		5 6		
i. Heating system age of system:		步士		
Cooling/air conditioning system age of system		3 - E		1.77
. Water heater age of system: 3 years				
ease explain any deficiencies noted in this Section:			***************************************	
installed lead	a Ked	and	neu) 01
BUILDING STRUCTURE			***************************************	
Whether or not they have been corrected, state whether there have been problems affect	N/	A YES	NO.	U konc
1) The foundation or slab				
2) The structure or exterior veneer				6
3) The floors and walls			m-yest	G
4) The doors and windows				
1) To the best of your knowledge, has the basement ever leaked?			Ø	Ē
2) When was the last time the basement leaked?	<u> </u>			
3) Have you ever had any repairs done to the basement?				
4) If you have had basement leaks repaired tubes the till				C
5) If the basement presently leaks, how often does it leaks to				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only aft Explain:	er an extre	mely he	avy rain	, etc.
Have you experienced or argue to the second of the second				
Have you experienced, or are you aware of, any water or drainage problems in the crawl spears you aware of any damage to wood due to moisture or rot?	ace?			Г
			n	ī
Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants fungl, etc.)? Some as bees of poseh	, ,			
Are you aware of any damage due to wood infestation?	<u> </u>			
1) Has the house or any other improvement has				
Has the house or any other improvement been treated for wood infestation? if yes, by whom?			<u></u>	
		***************************************	······································	
3) Is there a warranty?				
e explain any deficiencies noted in this Section:	30000000000000000000000000000000000000			4

PROPERTY ADDRESS: f. Have you ever had the roof soulcost?				
f. Have you ever had the roof replaced? If so, when?	Γ] [] [سر
g. If the roof presently leaks how often door thickling.				
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extre	mely he	avy rai	n. etc.)	
Have you over he does to the				***************************************
h. the entire roof covering? If so, when?	10	/ m	1 1	1
Please explain any deficiencies noted in this Section:	الت	4 L.,	/ L	<i>i</i>
A CONTROL OF THE SECTION				
5, LAND / DRAINAGE				
	N/A	YES	NO	
Whether or not they have been corrected, state whether there have been problems affecting: 1) Soll stability			142	NH.
		П	9	/ 7
Drainage, flooding, or grading Brosion				
 		3		
4) Outbuildings or unattached structures		ō	4	/
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	1	***************************************		<u>, </u>
If so, what is the flood zone?	· 0			
Is there a retention / detention basis		***************************************	-	***************************************
c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?			P7-1 /	
Please explain any deficiencies noted in this Section:	<u> </u>			L.
1 2010 and 10100 to the 26ction!			· <u> </u>	
. BOUNDARIES		······································		
	N/A	YES	NO	UN-
7 To City had a staked of planed survey of the property performed?			1	KHOW
b. Are you in possession of a copy of any survey of the property? c. Are the boundaries marked in any way?			7	一片
Explain:				Ħ
i. Do you know the boundaries?				
Explain;				2
Are there any encroachments or unrecorded easements relating to the property? Explain:				4
WATER				
. Source of water supply: Cumber land County Water District	N/A	YES	NO	UN- ENOWN
. Are you aware of below normal water supply or water pressure?				
Has your water ever been tested? If so, attach the results or explain.		П	12	
Explain:				
SEWER SYSTEM				
Property is serviced by:	N/A	YES	NO	VN• KNOWN
1. Category I: Public Municipal Treatment Facility	gi			
2. Category II: Private Treatment Facility		Ц_		口
3. Category III: Subdivision Package Plant	<u> </u>	Ц	<u> </u>	
4. Category IV: Single Home Aerobic Treatment System (HOME DACKAGE DALVIE)		<u> </u>	\Box	
a. detailer, v. achtic tallk With Grain field, lagoon wotland marks.		<u> </u>		
vi detegory vi Septit Tank With dispersal to an offsite multi-property electrical	<u> </u>			
		<u> </u>	<u> </u>	
Name of Servicer:				
For properties with Category IV, V, or VI systems				
Date of last inspection (sewer):	· · · · · · · · · · · · · · · · · · ·			
Date of last inspection (septic): Date last cleaned (septic):				
- 1 To a two is on any problems with the sewer system?		-		
se explain any deficiencies noted in this Section:	ا ليا		<u> </u>	V
3 of 5 Form 402 12/2019 ENGLISHED 19/0/ /20 1: 42Pm				
T M T				

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.: 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. HAZAROOUS CONDITIONS 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, water contamination ashestes the use of hazards? (e.g., carbon monoxide, hazardous waste, water contamination ashestes the use of hazards? (e.g., carbon monoxide, hazardous waste, water contamination ashestes the use of hazards? (e.g., carbon monoxide, hazardous waste, water contamination ashestes the use of hazards? (e.g., carbon monoxide, hazardous waste, water contamination ashestes the use of hazardous?			,	· - · · ·	***************************************
Explain: 10. HOMEOWNER'S ASSOCIATION (HOA) 2. If yes, what is the yearly assessment? 3) HOA Name: HOA Primary Contact Name: C. Are you aware of any condition that may result in an increase in taxes or assessments? 4. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? 5. Are there any pet or rental restrictions? 6. Are you aware of any underground storage tanks, old septic tanks, field lines, disterns, or shared wells on the property. Are any teatures of the property. Are you aware of any underground storage tanks, old septic tanks, field lines, disterns, or shared wells on the property. Are you aware of any underground storage tanks, old septic tanks, field lines, disterns, or shared wells on the property. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbastos, the use of urea formaldehyde, etc.) Field Basses of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified it such property may present exposure to lead from lead-based paint, which may cause certain health risks. C. Was this house built before 1978? And on the anaturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present exposure to lead from lead-based paint in or on this house? 2) If yes, what were the results? 6. 1) Are you aware of any esting for radon gas? 2) If yes, with infunctioning property? Are there are radon mitigation system installed? 2) If yes, with infunctioning property? Are you aware of any esting for radon gas? 2) If yes, what were the results? 6. 1) In the property of the property of the production of methamphetamine contamination is a Class D Feliony under KRS 224.99-910. Are you aware of any esting for radon gas? 2) If yes, with infunctioning pro	9. CONSTRUCTION / REMODELING a. Have there here any additions the second	N/	A YES	NO.	
Explain: 10. HOMEOWNER'S ASSOCIATION (HOA) 10. HOMEOWNER'S ASSOCIATION (HOA) 11. If yes, what is the yearly assessment? 12. If yes, what is the yearly assessment? 13. HOA Name: HOA Primary Contact Name: HOA Primary Contac	b. If so, were all percentage and additions, structural modifications, or other alterations made?	Ċ	***************************************		
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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 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? Are any features of the property shared in common with adjoining landowners, such as walls, fences, drivways, etc.? c. Are you aware of the property shared in common with adjoining landowners, such as walls, fences, drivways, etc.? c. Are there any pet or rental restrictions? Explain: 11. HAZAROOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or c. assanded wells on the property? Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or c. assanded wells on the property? Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, waste, waste, waste, assanded wells on the property? Are you aware of any interest in residential real property on which a residential drivelling was built prior to 1978 is notified it such property may present exposure to lead from lead-based paint, which may cause certain health risks. C. Was this house built before 1978? ARONO DISCLOSURE REQUIREMENT adon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may prese salth risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information is a class D relony under KRS 224.14(101) and 900 KAR 47:200. Fallure to property owner who chooses NOT to decontaminate a property used in the production of methamphetamine must be subjected methamphetamine contamination pursuant to KRS 224.14(101) and 900 KAR 47:200. Fallure to propert below aware of any existing or threatened legal act				1,53	
Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) LEABASED PAINT DISCLOSURE REQUIREMENT Was his house bullt before 1978? Are you aware of any present exposure to lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT Are you aware of any extensive sets the whole has property on which a residential resthriction shall be dead from lead-based paint, which may cause certain health risks. Was this house bullt before 1978? Are you aware of any extensive sets the sets of present and on the strenge set the risks (she was the formal abandones and the sets of the 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. C. Was this house built before 1978? Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT RADON DISCLOSURE REQUIREMENT Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT Are you aware of any testing for radon gas? 1) If ye you aware of any testing for radon gas? 2) If yes, what were the results? 6. 1) Is there a radon mitigation system installed? 2) If yes, what were the results? 6. 2) If yes, what were the results? 6. 3) Is the property currently contamination a class D Felony under KRS 224.1-40(10) and 902 KAR 47:200. Failure to propert contamination? Contamination? Explain: Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property assessments that apply to this property Are there any assessments other than property assessments that apply to this property Are there any warranties to be passed	a 11/s the property subfers a	N/	A YES	NO.	*******
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