## 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

Property Address 1118 Union Hill School Pol					
City Summer Shade	State	Zip 42	166		
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the required disclosure of conditions" relevant to the listed property. This disclosure is based condition and the improvements thereon, however that knowledge was gained, the Seller or real estate agent and shall not be used as a substitute for an inspect obtain. This form is a statement of the conditions and other information about the advised, the Seller does not possess any expertise in construction, architecture, en the construction or condition of the property or the improvements on it. Unless of any inspection of generally inaccessible areas such as the foundation or roof. The professional inspections of this property.	ed on the Sel This disclosur- tion or warran property kno- ngineering, or otherwise advi	ller's knowled form shat the that the wn by the Sany others listed, the Sed, the Sed	ledge o all not b purcha Seller. U specific eller has	f the person of	rroperty rranty by y wish t therwis elated to anducted
INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Reportegardless of how you know about them or when you learned. (3) Attach addition the date and time of signing. (4) Complete this form yourself or sign the authorization	ial pages, if ne ion at the end	cessary, wi	ith your n to aut	r signat :horize	ure and
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, r to closing that changes one or more of your answers to this form after you have co your agent or any potential buyer of the change in writing.	mark "unknow ompleted and	n." (7) If yo submitted	ou learn It, Immi	any fa ediatel	ct prior y notify
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KREC Form 402 12/2019

Seller Initials

Date/Time

Buyer initials

Date/Time

PROPERTY ADDRESS: 1118 Union Hill School Rd.				
72 HOUSEISYSTEMS	7225 (MINISTER)			
Whether or not they have been corrected, state whether there have been problems affecting	<u>#####################################</u>		YEST	
a. Plumbing	ā <u>2</u>			U)
b. Electrical system				
	,		<u> </u>	
c. Appliances d. Celling and attic fans		<u> </u>		
		<u> </u>		
e. Security system f. Sump pump				
				<del>-</del>
h. Pool, hot tub, saunä				
I. Sprinkler system		<u> </u>		
j. Heating system age of system: 6 months +/-				<b>Z</b> , [
k. Cooling/air conditioning system age of system: 6 Months 1/-				
i. Water heater age of system: 5 years				a' _ c
Please explain any deficiencies noted in this Section:				
BUILDINGSTRUCTURE		TA SERV	BERNATA	THE WAY
. Whether or not they have been corrected, state whether there have been problems affect	<del>超過過過</del> 到/			KNOW
1) The foundation or slab	ung.	] [		<del>/</del>
2) The structure or exterior veneer				
3) The floors and walls		·		
4) The doors and windows				
. 1) To the best of your knowledge, has the basement ever leaked?				
2) When was the last time the basement leaked?		<del></del>		
3) Have you ever had any repairs done to the basement?	Z			
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 aft	er an extre	mely h	eavy rai	n, etc.)
Explain:				
Have you experienced, or are you aware of, any water or drainage problems in the crawl sp	ace?		Z,	
Are you aware of any damage to wood due to moisture or rot?			Ø	
Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants	s, 🗆			
fungi, etc.)? HVAC Man thousan he Saen Some				
Are you aware of any damage due to wood infestation?				Ø,
1) Has the house or any other Improvement been treated for wood Infestation?				
2) If yes, by whom? Inspected Ry Plateau Dest Courted.	Report	web-	Asail	ch la
3) is there a warranty?  All M	- Jodfager	<u> </u>		all the
- 'V/R			·	
se explain any deficiencies noted in this Section:				
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	18 UN/A	MYEC.	NO 1	
				IKNOWN R
How old is the roof covering? (write the age of the roof if known)  5 455 H  Has the roof leaked at any time since you have owned or lived at the property?	<u> </u>			
			<u> </u>	<u> </u>
To the best of your knowledge, has the roof leaked at any time before you owned or lived at		7	Z	
the property?  When was the last time the roof leaked?	<del> </del>			
when was the last time the root leaked?				
		WY.		-
Have you ever had any regains done to the roof?			Ø	

September of presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) Explain.  Aleave you ever had roof repairs that Involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?  Bease explain any deficiencies noted in this Section:  CANDUS NANAGE  A. Whether or not they have been corrected, state whisther there have been problems affecting:  1) Soil stability  2) Drainage, flooding, or grading  3) Erosion  4) Outbuildings or unsittached structures  1) Soil stability  3) Erosion  4) Outbuildings or unsittached structures  1) Is there are refearably backed mortageas?  1) If so, what is the flood cone?  1) Street are refearably backed mortageas?  1) If so, what is the flood cone?  1) Street are retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?  1) Explain:  1) Output Ale Section:  1) Output Ale Section:  2) If so, what is the flood cone?  3) Erosion  1) Output Ale Section:  2) Explain:  2) Output Ale Section:  2) Output Ale Section:  2) Output Ale Section:  2) Output Ale Section:  3) Erosion:  3) Are the boundaries merked in any way?  4) Explain:  2) Output Ale Section:  3) Explain:  3) Output Ale Section:  4) Output Ale Section:  4) Output Ale Section:  5) Output Ale Section:  5) Output Ale Section:  6) Output Ale Section:  6) Output Ale Section:  6) Output Ale Section:  6) Output Ale Section:  7) Output Ale Section:  8) Output Ale Section:  8) Output Ale Section:  8) Output Ale Section:  9) Output Ale Section:  9) Output Ale Section:  9) Output Ale Section:  9) Output Ale Section:  1) Output Ale Section:  2) Output Ale Section:  2) Output Ale Section:  2) Output Ale Section:  3) Output Ale Section:  4) Output Al	PROPERTY ADDRESS: 1118 Union Hill School Rd			F1		
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Supplies	It so, when i Syears					
h. Have you ever had roof repairs that Irvolved placing shingles on the roof instead of replacing the entire roof covering? If so, whe har?  Rease explain any deliciencies noted in this Section:  (AND/ADTAINAGE Section of they have been corrected, state whether there have been problems affecting:  1) Soil stability  2) Drainage, frooding, or grading  3) Erosion  4) Outbuildings or unattached structures  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 zong?  Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?  ase explain any deficiencies noted in this Section:  10UNIQUALIES  Have you ever had a staked or planed survey of the property performed?  Are you lin possession of a copy of any survey of the property?  Explain:  Do you know the boundaries?  Explain:  Are there any encoachments or unrecorded easements relating to the property?  Explain:  Are there any encoachments or unrecorded easements relating to the property?  Explain:  Are there only encoachments or unrecorded easements relating to the property?  Explain:  Are the pollow with the several poly or water pressure?  Has your water ever been tested? If so, attach the results or explain.  Explain:  1. Category II: Subdivision Package Plant  1. Category II: Subdivision Package Plant  2. Category II: Private Treatment Facility  2. Category II: Subdivision Package Plant  3. Category VI: Septic Tank with dispersal to an offsite, multi-property dustar treatment system  1. Category VI: Septic Tank with dispersal to an offsite, multi-property dustar treatment system  2. Category VI: Septic Tank with dispersal to an offsite, multi-property dustar treatment system  3. Category VI: Septic Tank with dispersal to an offsite, multi-property dustar treatment system  3. Category VI: Septic Tank with dispersal to an offsite, multi-property dustar treatment system  3. Category VI: Septic Tank with dis		extren	nely h	ieavy r	ain, etc	.)
Property is serviced by:    CANON/Shall NAGE					<u> </u>	
the entire roof covering? It so, when?  lease explain any deficiencies noted in this Section;  ### Whather or not they have been corrected, state whether there have been problems affecting:  1) soil stability 2) Drainage, flooding, or grading 3) Erosion 4) Outbuildings or unattached structures 1s 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?  Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?    For the property?		cing	Г	٦ ١	<b>–</b> 1	1
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4) Outbuildings or unattached structures 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? Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?  ase explain any deficiencies noted in this Section:    OUNDARIES	3) Erosion		П			
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	e explain any deficiencies noted in this Section:					
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rm 402-12/2019 Siller Initials Date/Time Buyer Initials Date/Time						
	Form 402 12/2019 Seller Initials Date/Time Buyer Initials Date/Time	10		•		

39 CONSTRUCTION // REMODELING 12 12 12 12 12 12 12 12 12 12 12 12 12	TARI	N/A製	<b>SYES</b>	, No.	
a. Have there been any additions, structural modifications, or other alterations made?			Ø.		LIGHT
b. If so, were all necessary permits and government approvals obtained?			Ø		
Explain:					
10 HOMEOWNER'S ASSOCIATION (HOA)	<b>新港場</b> (	y/A#	YES	INO!	
a. 1) is the property subject to rules or regulations of a HOA?					1
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?	[	J		Z	_[
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>Z.</u>	
d. Are any features of the property shared in common with adjoining landowners, such as walls,	Ε				Ε
fences, driveways, etc.?	·				_
e. Are there any pet or rental restrictions?		<u> </u>		<u> </u>	ᆣ
Explain:					
16 HAZARDOUS CONDITIONS	7,4 E (17	THE U	e de la	TAME	EUN:
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or	经营产品		没有的	大石書館	NВW
abandoned wells on the property?			] [	<b>Z</b>	
Are you aware of any other environmental hazards? In g., carbon monoylde, hazardous waste			<del></del>	7	
water contamination, asbestos, the use of urea formaldehyde, etc.)		. $\Box$	] [	<u>7</u> ]	
AL SELECTION OF THE PROPERTY O					
eny punchase coffany interest in residential keal property on Which arresidential dwalling was built	priorite	1978	shot	rieat	in the
chiproperty may present exposure to leact from lead based paint; which may cause certain health	isks (				蠹
. Was this house built before 1978?	. []	· Ø		] [	Ī
. Are you aware of the existence of lead-based paint in or on this house?			Z		<u></u>
RADON DISCLOSUREIREQUIREMENT					
donylsia nakurally ooculriing radloadylve gassunav, where k has accumulated interbullding in suffici	ent qua	filles	may	prese	
donalsia haturally occuming nadioagalvergas that, when it has accumulated in arbuilding in sumo althrisks, including lung cancer tuine Kentusky (Department) for Public Healthrecommends in donate	itingalic	idimole	elinto	matio	
icontsiky/govandisearch ladoni	L West	16.4		) men	
1) Are you aware of any testing for radon gas?					]
2) If yes, what were the results?					1_
1) is there a radon mitigation system installed?			Ø		$\sqcup$
2) If yes, is it functioning properly?	<u> </u>				
METHAMPHETAMINEGONITAMINATION DISCLOSURE REQUIREMENT					
ropenty owner who chooses NOT to decontaminate a property used in the production of meth tendisclosure of methan phetamine contamination pursuants to KRS 224 M-410 (10) and 902-KAR 2	imphet	am ne	MUS	<b>I</b>	
renigisaosuja pirmemini priestrini etcomerni interopluis pajatetori (155224) (3.100) (1) jajoi 902. (K.); (2 Oseimetta in pheta mineroni amilia idoni ista (lassi Difelony) (inder Kris 7274) (6.10).	7-200	l a lur	etop	loper	
D264HGM9HINEGORINGDGCCGUTTATION DAID OF CONTROL OF CONT					壘
			<u> </u>		╣.
1) is the property currently contaminated by the production of methamphetamine?					
1) is the property currently contaminated by the production of methamphetamine?     2) if no, has the property been professionally decontaminated from methamphetamine	<b>2</b>			<del></del>	-
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1) is the property currently contaminated by the production of methamphetamine? 2) if no, has the property been professionally decontaminated from methamphetamine contamination?  Explain: AISCELLANEOUS			ENO.		18)
1) is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: AISCELITANEOUS Are you aware of any existing or threatened legal action affecting this property?  .			Ø		· 18
1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination?  Explain:  AISCELLANEOUS  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					- 1
1) is the property currently contaminated by the production of methamphetamine?  2) If no, has the property been professionally decontaminated from methamphetamine contamination?  Explain:  MISGELLANEOUS  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 (e.g. sewer assessments)?			<b>d</b>		
1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination?  Explain:  AISCELLANEOUS  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			Ø		

e. Has this house ever been d	lamaged by fire or othe	er disaster?		П	<u> </u>
Explain:	I THE ST ST THE ST STITE	ar allastar)			
f. Are you aware of the existe	ence of mold or other f	ungl on the property?			
g. Has this house ever had pe					
Explain:					
h, is this house in a historic di				□ Note::::::::::::::::::::::::::::::::::::	
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		should be disclosed to the Buyer? w. Attach additional sheets, as necessar			
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