KENTUCKY REAL ESTATE COMM	ISSION				
Real Estation Public Protection Cabinet					00
Mayo-Underwood Building				MARIN	11)
500 Mero Street 2NE09			1	1	1.6
Frankfort, Kentucky 40601			3	Ŧ	
(502) 564-7760			6	and and	1
http://krec.ky.gov				Pin :	Vice
	ONDITION				
SELLER'S DISCLOSURE OF PROPERTY CC This form applies to residential real estate sales and purchases. This form is not re					
 Residential purchases of new construction homes if a warranty is provided 	cor				
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 sel	lling. Your a	nswers to th	e questio	ons in th	nis for
must be based on the best of your knowledge of the property you are selling, how Please take your time to answer these questions accurately and completely.	vever and wh	ienever you	gained t	hat know	wledg
Property Address	Constitution of the	-			
205 Canden Cf.					
City	State 1/	Zip			
BURROSE OF DISCLOSURE FORMA	K	<u> </u>	427	17	
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirem disclosure of conditions" relevant to the listed property. This disclosure is based	nents of KRS	324.360 that	mandate	es the "s	eller'
obtain. This form is a statement of the conditions and other information about the p	proporty kno	ity that the p	ourchase	r may w	lish to
the Seller or real estate agent and shall not be used as a substitute for an inspection obtain. This form is a statement of the conditions and other information about the	on or warrar	nty that the p	ourchase	r may w	ish to
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		any other sr	pecific ar	eas rola	tod to
the construction or condition of the property or the improvements on it. Unless ot	therwise adv	ised, the Sel	ler has n	eas rela	lucter
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Whether or not they have been corrected, state whether there have been problems a	offecting	N/A	VEC	NO	U
a. Plumbing			YES	NO	KNO
b. Electrical system				R	
c. Appliances				ভ	
d. Ceiling and attic fans				ত	
e. Security system		M			4
f. Sump pump		9			
g. Chimneys, fireplaces, inserts					
h. Pool, hot tub, sauna					
i. Sprinkler system					
j. Heating system age of system:				đ	
k. Cooling/air conditioning system age of system:				R	
I. Water heater age of system:				R	
Please explain any deficiencies noted in this Section and/or corrections or repairs to re				9	
3. BUILDING STRUCTURE		/A	YES	NO	UN- KNOW
 a. Whether or not they have been corrected, state whether there have been proble 1) The foundation or slab 			_	7	_
2) The structure or exterior veneer				Ø	
3) The floors and walls				Ø	
4) The doors and windows				Ø	
b. 1) Has the basement ever leaked?	L			Ø	
2) If so, when did the basement last leak?	E	4			
3) Have you ever had any repairs done to the basement?		7			
4) If you have had basement leaks repaired, when was the repair done?	E	2			
5) If the basement presently leaks, how often does it leak? (e.g., every time it rai	ns, only after an extre	melv	heavy	rain (atc.)
Explain:	is, only areer an extre	mery	neavy	rani, e	
c. Have you experienced, or are you aware of, any water or drainage problems in the	ne crawl space?	7		P	
d. Are you aware of any damage to wood due to moisture or rot?				P	
Are you aware of any present or past wood infestation (e.g., termites, borers, ca	rpenter ants,			<u> </u>	
fungi, etc.)?			_	_	
f. Are you aware of any damage due to wood infestation?				2	
1) Has the house or any other improvement been treated for wood infestation?]		9	
2) If yes, by whom?					
3) Is there a warranty?	0		0		
Please explain any deficiencies noted in this Section and/or corrections or repairs to res	olve those problems:				
				-	1
. ROOF	N//	Δ.	YES	NO	UN-
a. How old is the roof covering? Age of the roof if known:		<u> </u>	125	NO	KNOWN
b. Has the roof leaked at any time since you have owned or lived at the property?		1		Ø	
c. Has the roof leaked at any time before you owned or lived at the property?				P	
c. This the root feater at any time before you owned of inved at the property;			_	-	
		1		Ø	
d. When was the last time the roof leaked?					
 d. When was the last time the roof leaked? e. Have you ever had any repairs done to the roof? 					
d. When was the last time the roof leaked? e. Have you ever had any repairs done to the roof? KC 7-31/1:00 Page 2 of 5					17
 d. When was the last time the roof leaked? e. Have you ever had any repairs done to the roof? 	Buyer Initia			Date	e/Tim

f.	ERTY ADDRESS: 205 Canden Ct. Bertusville Ky 427 Have you ever had the roof replaced?			R	-
	If so, when?				L
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extrem	alichaar			
	Explain:	ely neav	y rain, e	etc.)	
	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing				
h.	the entire roof covering? If so, when?			R	Ē
Pleas					
	e explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob	plems:	50		
	Z Prostanti de la compansión de la construcción de la construcción de la construcción de la construcción de la				
5. LA	ND / DRAINAGE	N/A	YES	NO	UN
а.	Whether or not they have been corrected, state whether there have been problems affecting:	,			KNOV
	1) Soil stability			R	
	2) Drainage, flooding, or grading			Ø	
	3) Erosion			e	
	4) Outbuildings or unattached structures	9			
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood				
D.	insurance for federally backed mortgages?			9	
	If so, what is the flood zone?				
	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining			1.1	_
С.	this property?			I	
Pleas	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob	lame			
		iems.			
6. BC	DUNDARIES			19	UN-
a.	Have you ever had a staked or pinned survey of the property performed?	N/A	YES	NO	KNOW
b.	Are you in possession of a copy of any survey of the property?		Ø		
C.	Are the boundaries marked in any way?				
0.	Explain:			ď	
d.	Do you know the boundaries?		-		
ч.	Explain:		Ø		
e.	Are there any encroachments or unrecorded easements relating to the property?	-	_	-	
с.	Explain:			U	
7. W	ATER		0		UN-
а.		N/A	(ES)	NO	KNOWN
b.	Are you aware of below normal water supply or water pressure?		_	~	_
C.	Has your water ever been tested? If so, attach the results or explain.			Y	
C.	Explain:			9	
8. SF	WER SYSTEM		1150		UN-
a.	Property is serviced by:	N/A	YES	NO	KNOWN
<u>u.</u>	1. Category I: Public Municipal Treatment Facility		-	57	
10	2. Category II: Private Treatment Facility			P	
-	3. Category III: Subdivision Package Plant			9	
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)				
	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		2		
	 Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system Category VII: No Treatment/Unknown 				
	7. Category VII: No Treatment/Unknown Name of Servicer:			Ø	
h	Name of Servicer: For properties with Category IV, V, or VI systems		1993		
b.	Date of last inspection (sewer):				
	Date of last inspection (sewer): Date of last inspection (septic): Date last cleaned (septic): N/A				
6	Are you aware of any problems with the sewer system?				
C.				র্দ্র	
K					
Seller		r Initials		Date	/Tim
	1-31-23 (200)				

9. CONSTRUCTION / REMODELING N/A VES NO axis a. Have there been any additions, structural modifications, or other alterations made? Image: Constructions in the image: Construction in the image: Construction in the image: Construction or legal action that may result in an increase in dues, taxes or assessments? Image: Construction in the image: Construction in the image: Construction in the image: Construction or legal action that may result in an increase in dues, taxes or assessments? Image: Construction in the image: Construction i					
a. Have there been any additions, structural modifications, or other alterations made? I		N/A	YES	NO	UN
b. If so, were all necessary permits and government approvals obtained? Image: Comparison of the comparison of			1040.000	7	KNO.
Explain: In Control (HOA) N/A VES NO D. HOMECOWNERS ASSOCIATION (HOA) N/A VES NO Image: Control (HOA)					- Г
Dit HOMCOWNERS ASSOCIATION (HOA) NA YES NO """ a. 1) is the property subject to any restrictions, rules, or regulations of a Homeowners Association? I					-
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association? If yes, what is the annual or monthly assessment? 3) HOA Name: HOA Primary Contact Name: HOA Primary Contact None No. and email address: b. Is the property a condominum? If is the property action on the main address: If is the property action on the main address: c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments? If is an increase in dues, taxes or assessments? If is an increase in dues, taxes or assessments? c. Are any features of the property shared in common with adjoining landowners, such as walls, denses, driveways, etc.? If is a property and the property address is a strength and the property address is a strength and with adjoining landowners, such as walls, denses, driveways, etc.? If is a property address is a strength and with adjoining landowners, such as walls, denses driveways, etc.? 11. HAZARDOUS CONDITIONS N/A YES NO and a strength and with adjoining landowners, such as walls, dense andjoin adjoining landowners, such as walls, dens		N/A	YES	NO	UN
2) If yes, what is the annual or monthly assessment? 3) HOA Name: HOA Primary Contact Name: HOA Name: If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate C. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments? d. Are any features of the property shared in common with adjoining landowners, such as walls, freque aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a bandoned wells on the property? b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, abstost, the use of urea formaldehyde, etc.) ILADASED PAINT DISCLOSURE REQUIREMENT Every purchaser of any interest in residential real property on which a residential welling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks. c. Was this house built before 1978? Image: Common the property may present exposure to lead form lead-based paint, which may cause ce					
3) HOA Name: HOA Primary Contact Name: HOA Primary Contact Name: HOA Primary Contact Name: HOA Primary Contact Phone No. and email address: Loss Primary Contact Phone No. and Phone No. And No. 2007. A rea void Parters of the property shared in common with adjoining landowners, such as walls, d. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, b. Are you aware of any there environmental hazards? (e.g., carbon monoxide, hazardous waste, b. Are you aware of any there environmental hazards? (e.g., carbon monoxide, hazardous waste, b. Are you aware of any underground Storage tanks, old septic tanks, field lines, instense there support yon which a residential dwelling was built prior to 1978 is notified that baych property may present exposure to lead-based paint, which may cause certain health risks. c. Was this house built before 1978? d. Are you aware of any testing for radon gas? 1. (are you aware of any testing for radon					
HOA Primary Contact Name: HOA Primary Contact Phone No. and email address: 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 or legal action that may result in an increase in dues, taxes or assessments? d. Are any features of the property shared in common with adjoining landowners, such as walls, tences, 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 abadoned wells on the property? Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or the environmental hazards? (e.g., carbon monoxide, hazardous waste, bwater contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that useh property may present exposure to lead from lead-based paint, which may cause certain health risks. c. Was this house built before 1978? d. Are you aware of any testing for radon gas? it hisks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, sistic tarks, word as as attrachardom.? e. 1) Are you aware of any testing for radon gas?					
HOA Primary Contact Phone No. and email address: b. Is the property a condominium? b. Is the property and the property and the condominium for the set of the property and the property? b. Are you aware of any central restrictions? b. Is the property and the property? b. 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 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, abandoned wells on the property? b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, abandoned wells on the property? b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, abandoned wells on the property? b. Are you aware of any testing for lead-based paint, which may cause certain health risks. c. Was this house built before 1978? d. Are you aware of the existence of lead-based paint in or on this house? c. Was this house built before 1978? d. Are you aware of any testing for radon gas? c. I) Are you aware of any testing for radon gas? c. I) Are you aware of any testing for radon gas? c. I) Are you aware of any testing for radon gas? c. I) If yes, is it functioning property? c. ID CENTAMINATION DISCLOSURE REQUIREMENT MUST MALLY APPOPATIONE CONTAMINATION DISCLOSURE REQUIREMENT A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine? c. I) If you has the property currently contaminated by the production of methamphetamine? c. I) If you has the property been profesionally decontaminated from methamphetamine? c. I		1.1			
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 or legal action that may result in an increase in dues, 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: II. 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 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, asbestis, the use of urea formaldehyde, etc.) UEAD BASED PAINT DISCLOSURE REQUIREMENT EXPY purchaser of any interesting trian lead-based paint, which may cause certain health risks. c. Was this house built before 1978? d. Are you aware of the existence of lead-based paint in or on this house? if a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present eath risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, isist chfs, ky gov and search 'radon." Are you aware of any existing for radon gas? 2) If yes, is it functioning property? 4) IS the property owner who chooses NOT to decontaminate a property used in the production of methamphetamine 3) If yes, is it functioning property? 4) IS the property been professionally decontaminate a property used in the production of methamphetamine 3) If yes, is it functioning property? 4) IS the property owner who chooses NOT to decontaminate a property used in the production of methamphetamine 3) If yes, has the property been professionally decontaminated from methamphetamine? 4) Are you aware of any existing or threatened legal action affecting this p		-		1.1	
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments? are any features of the property shared in common with adjoining landowners, such as walls, frences, driveways, etc. ? e. Are there any pet or rental restrictions? Explain: 11. HAZANDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? a. Are you aware of any underground storage tanks, old septic tanks, field dives, cisterns, or abandoned wells on the property? b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbesto, the use of urea formaldehyde, etc.) tuch property may present exposure to lead from lead-based paint, which may cause certain health risks. c. Was this house built before 1978? d. Are you aware of the existence of lead-based paint in or on this house? mather sky, gov and search "radon." RADON DISCLOSURE REQUIREMENT Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present eadments in the results? f. 1) Is there a radon mitigation system installed? C j. 1) fore, what were the results? C f. 1) Is there a radon mitigation system installed? C				Ø	
c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments? Image: Construction of the property shared in common with adjoining landowners, such as walls, and the property shared in common with adjoining landowners, such as walls, and the property shared in common with adjoining landowners, such as walls, and the property shared in common with adjoining landowners, such as walls, and the property shared in common with adjoining landowners, such as walls, and the property shared in common with adjoining landowners, such as walls, and the property shared in common with adjoining landowners, such as walls, and the property shared or restrictions? Image: Common					
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: II.HAZARDOUS CONDITIONS N/A YES NO ################################					
a. fences, driveways, etc.? e. Are there any pet or rental restrictions? b. Explain: b. 11.HAZARDOUS CONDITIONS N/A Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a. a bandoned wells on the property? b. b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbetos, the use of urea formaldehyde, etc.) b. EVery purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that usch property may present exposure to lead from lead-based paint, which may cause certain health risks. c. C. Was this house built before 1978? c. C. d. Are you aware of any extence of lead-based paint, which may cause certain health risks. c. RADON DISCLOSURE REQUIREMENT RADON DISCLOSURE REQUIREMENT Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present isst individing lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, sist cfr/s, ky gov and search "radon." e. 1) Is there a radon mitigation system installed? c. 2) If yes, is it functioning property? c. METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT	assessments?			5	
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ROPERTY ADDRESS: 205 Cam	cal, state, or federal	laws, codes, or ordinances relating to			R	Г
d. Are there any transferable warranties	2					
Explain:					Ø	
W. M. Y.						
e. Has this house ever been damaged by	y fire or other disast	er?			Ø	
Explain: f. Are you aware of the existence of mo	11 11 11 1				D2	
f. Are you aware of the existence of mog. Has this house ever had pets living in	old or other fungi on	the property?				
Explain:	it?				Q	
h. Is this house in a historic district or lis	ted on any registry of	of historic places?			R	
13. ADDITIONAL INFORMATION	ted on any registry t	instone places?	N/A	YES	NO	UN
Do you know anything else about the prope	erty that that should	be disclosed to the Buyer?			M	KNOW
If yes, please provide details in the space pr	rovided, below. Atta	ch additional sheets, as necessary.				
					1.1	
L4. SELLER(S) CERTIFICATION (CHOOSE ONE)						
As Seller(s) I / we hereby certify t knowledge and belief. I / we agree to imm	hat the information nediately notify Buy	disclosed above is complete and accu er in writing of any changes that beco	rate to tł me knov	ne best vn to m	of my / ne / us p	' ou orio
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