KENTUCKY REAL ESTATE COMMISSION



Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760 http://krec.ky.gov



| | | | - | Ba. |
|---|-----------------|---------------|-----------|--------------|
| SELLER'S DISCLOSURE OF PROPERTY CONDITION | | | | |
| This form applies to residential real estate sales and purchases. This form is not required for: | | | | |
| Residential purchases of new construction homes if a warranty is provided; or | | | | |
| 2. 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. Your a | nswers to the | e quest | ions in | this for |
| must be based on the best of your knowledge of the property you are selling, however and wh | ienever you | gained | that kn | owledge |
| Please take your time to answer these questions accurately and completely. Property Address | | | | |
| 17 Barger Spur Rd | | | | |
| Burkes ville Ky | Zip | 127 | 17 | |
| PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 3 | 324.360 that r | mandat | testhe ' | "seller's |
| disclosure of conditions" relevant to the listed property. This disclosure is based on the Sel | ler's knowled | dge of | the nr | anartyle |
| condition and the improvements thereon, however that knowledge was gained. This disclosure | e form shall | not he | a Warr | antu hu |
| the Seller or real estate agent and shall not be used as a substitute for an inspection or warran | ity that the n | urchase | or may | wich to |
| obtain. This form is a statement of the conditions and other information about the property kno | wn hy the Se. | ller IIn | lace ath | horwica |
| advised, the Selier does not possess any expertise in construction, architecture, engineering, or | any other sno | ecific a | rase ral | lated to |
| the construction or condition of the property or the improvements on it. Unless otherwise adv | ised the Selli | er has i | not can | ducted |
| any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is end | ouraged to c | obtain h | nis or h | er own |
| professional inspections of this property. | | | | |
| INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known of | conditions af | fecting | the pro | onerty, |
| regardless of now you know about them or when you learned. (3) Attach additional pages, if no | ecessary wit | h vour | síanatu | ire and I |
| the date and time of signing. (4) Complete this form yourself or sign the authorization at the end | l of this form | to auth | noriza t | ho roal |
| estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an iter | n does not an | only to y | /Our pro | anartu |
| mark "not applicable," (6) if you truthfully do not know the answer to a question, mark "upknow | พท." (7) If voi | u learn | any fac | t prior |
| to closing that changes one or more of your answers to this form after you have completed and | l submitted it | t. imme | diately | notify |
| your agent or any potential buyer of the change in writing. | | • | | |
| SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the prop | arty This infi | mati | · - (- +n | 3 3 4 |
| accurate to the pest of my / our knowledge as of the date signed. Seller(s) authorize(s) the real | estate agent | to prov | ida a c | ony of L |
| this statement to any person or entity in connection with actual or anticipated sale of the prop | astate agent | to prov | /Ide a ci | opy of [|
| aw. The following information is not the representation of the real estate agent. | erty or as ou | ijei wise | a provic | lea by |
| Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u> . Attach addition | nal sheets | as nec | cessar | v. |
| . PRELIMINARY DISCLOSURES | N/A | YES | NO | UN- KNOWN |
| a. Have you ever lived in the house? If yes, please indicate the length of time: | | | | KING W. |
| b. List the date (month / year) you purchased the house. 10/2023 | | · | | |
| c. Do you own the property as (an) individual(s) or as representative(s) of a company? | | | | |
| Explain: Individual | | - | | |
| d. Has the house been used as a rental? If yes, length of time rented? $AiRB+B$ | | W | | |
| e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? | | | | |
| f. Has this house ever been used for anything other than a residence? | | | | |
| Explain: ATR BYB | | 4 | | |
| Exhiam. MIK DAS | | | | |
| | | | | |
| | | | | |

| Explain: | AIR BUB | | | | |
|------------------------|----------------------|---------|-----------------------|----------------|-----------|
| PKP Seller Initials | 8/31/23 Date/Time | 3:10 pm | Page 1 of 5 | Buyer Initials | Date/Time |
| Seller Initials | Date/Time | | KREC Form 402 12/2022 | Buyer Initials | Date/Time |

| a. Plumbing | here have been problems affecting: | N/A | YES | NO. | |
|--|--|-------------|----------|-----------|--------------|
| | 21 22 22 22 | | | | , . |
| b. Electrical system | | | | | , |
| c. Appliances | | | | W. | , |
| d. Ceiling and attic fans | | | | | |
| e. Security system | | | | | |
| f. Sump pump | | | | | |
| g. Chimneys, fireplaces, inserts | | | | <u>₩</u> | |
| h. Pool, hot tub, sauna | | | <u> </u> | ď | |
| | | | | | |
| i. Sprinkler system | 1 | | | | |
| j. Heating system age of sy | | | | 4 | |
| k. Cooling/air conditioning system age of sy | | | | | |
| I. Water heater age of sy | stem: do not Know | | | U | , |
| ease explain any deficiencies noted in this Section and/or | corrections or repairs to resolve these prob | olems: | | | |
| BUILDING STRUCTURE | | N/A | YES | NO | L KN |
| . Whether or not they have been corrected, state wheth | ner there have been problems affecting: | | | | |
| 1) The foundation or slab | | | | 1 | |
| 2) The structure or exterior veneer | | | | <u>-</u> | |
| 3) The floors and walls | | | | | |
| 4) The doors and windows | | | | | |
| . 1) Has the basement ever leaked? | | | | | |
| 2) If so, when did the basement last leak? | | | | | |
| 3) Have you ever had any repairs done to the basemen | †? | ٦ | | | |
| 4) If you have had basement leaks repaired, when was | | <u> </u> | | | |
| 5) If the basement presently leaks, how often does it le | ak? (e.g., every time it rains, only after an | avtreme | lu hoay | rrain e | +- |
| Explain: | ans feebly exery time terains, early area, and | EXII CITIC, | ly Ireav | у (апт, с | ell. |
| Have you experienced, or are you aware of, any water | Copens by the constitution of the constitution | | | - W | _ |
| Are you aware of any damage to wood due to moisture | | | | | |
| . Are you aware or any damage to wood due to moisture | | | | | L |
| * Comment of the Francisco | (e.g., termites, borers, carpenter ants. | | | - | Г |
| Are you aware of any present or past wood infestation | t or | Ш | | I WILL | , |
| fungi, etc.)? | <u> </u> | | | | |
| fungi, etc.)? Are you aware of any damage due to wood infestation? | 1 | | | | |
| fungi, etc.)? Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treate | 1 | | | | |
| fungi, etc.)? Are you aware of any damage due to wood infestation? | 1 | | | | |
| fungi, etc.)? Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treate | 1 | | | | |
| fungi, etc.)? Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treate 2) If yes, by whom? 3) Is there a warranty? | ed for wood infestation? | | | U U | |
| fungi, etc.)? Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treate 2) If yes, by whom? 3) Is there a warranty? | ed for wood infestation? | | | | |
| fungi, etc.)? Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treate 2) If yes, by whom? 3) Is there a warranty? ase explain any deficiencies noted in this Section and/or co | ed for wood infestation? | ems: | | D NO | C |
| fungi, etc.)? Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treate 2) If yes, by whom? 3) Is there a warranty? ase explain any deficiencies noted in this Section and/or co | ed for wood infestation? prrections or repairs to resolve those proble | ems: | | D NO | C |
| fungi, etc.)? Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treated. 2) If yes, by whom? 3) Is there a warranty? Place explain any deficiencies noted in this Section and/or control of the section and section. ROOF How old is the roof covering? Age of the roof if known: | ed for wood infestation? prrections or repairs to resolve those proble best Storage Revoces | ems: | YES | D NO | C C |
| fungi, etc.)? Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treate 2) If yes, by whom? 3) Is there a warranty? ease explain any deficiencies noted in this Section and/or co | ed for wood infestation? prrections or repairs to resolve those proble book Storage 34/202. r lived at the property? | ems: | YES | D NO | C |
| fungi, etc.)? Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treated: 2) If yes, by whom? 3) Is there a warranty? Passe explain any deficiencies noted in this Section and/or contains any deficiencies noted in this Section and deficiencies noted in this Section | ed for wood infestation? prrections or repairs to resolve those proble book Storage 34/202. r lived at the property? | ems: | YES | D NO | UN-KNOW |
| fungi, etc.)? Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treate 2) If yes, by whom? 3) Is there a warranty? Passe explain any deficiencies noted in this Section and/or contains and deficiencies noted in this Section and/or contains any deficiencies noted in this Section and/or contains and deficiencies noted in this Section and deficiencies | ed for wood infestation? prrections or repairs to resolve those proble book Storage 34/202. r lived at the property? | | YES | D NO | C |
| fungi, etc.)? Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treated: 2) If yes, by whom? 3) Is there a warranty? Passe explain any deficiencies noted in this Section and/or contains any deficiencies noted in this Section and deficiencies noted in this Section | ed for wood infestation? prrections or repairs to resolve those proble book Storage 34/202. r lived at the property? | ems: | YES | D NO | |
| fungi, etc.)? Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treated. 2) If yes, by whom? 3) Is there a warranty? Passe explain any deficiencies noted in this Section and/or contains and deficiencies noted in this Section and deficiencies noted in this Se | ed for wood infestation? prrections or repairs to resolve those proble book Storage 34/202. r lived at the property? | N/A 3 | YES | D NO | CMOV |

| PRO | OPERTY ADDRESS: | | | | |
|---------------|--|----------------|--|-------------|--------------|
| f | f. Have you ever had the roof replaced? | | | B | |
| | If so, when? | | | | |
| g | g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extrem | nely heav | vy rain, | etc.) | |
| <u> </u> | 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? | | | <u>u</u> | <u> </u> |
| Ple | ease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro | oblems: | | | |
| | | ~ | | | |
| | | | | | |
| 5.1 | LAND / DRAINAGE | N/A | YES | NO | UN- KNOWN |
| a. | The state of the s | | | | RNOW |
| | 1) Soil stability | | | | |
| | 2) Drainage, flooding, or grading | | | <u> </u> | |
| | 3) Erosion | | | | |
| | 4) Outbuildings or unattached structures | | | | |
| <u>ــــــ</u> | Is the house located within a Special Flood Hazard Area (SEHA) mandating the numbers of flood | 4 | | | |
| b. | insurance for federally backed mortgages? | ч _П | | 0 | |
| | If so, what is the flood zone? | | | | |
| | Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining | | | | |
| С, | this property? | | | 1 | |
| Plea | ase explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob | alems: | | | |
| | | Norrice. | | | |
| 6. B | BOUNDARIES | N/A | YES | NO | UN- |
| a. | Have you ever had a staked or pinned survey of the property performed? | IN/A | TES _ | NO | KNOWN |
| b. | Are you in possession of a copy of any survey of the property? | | | | |
| C. | Are the boundaries marked in any way? | | THE STATE OF THE S | | |
| | Explain: States | | | | |
| d. | Do you know the boundaries? | П | 9 | | |
| | Explain: | | _ <u></u> | Ц | |
| е. | Are there any encroachments or unrecorded easements relating to the property? | | | | |
| ٠, | Explain: | | | | |
| 7. W | VATER | NI/A | VEC | -10 | UN- |
| a. | Source of water supply: City water | N/A | YES | NO | KNOWN |
| b. | Are you aware of below normal water supply or water pressure? | | | | |
| С. | Has your water ever been tested? If so, attach the results or explain. | | | | 片 |
| <u> </u> | Explain: | | | | |
| 8. SE | EWER SYSTEM | NI/A | VEC. | | UN- |
| a. | Property is serviced by: | N/A | YES | NO , | KNOWN |
| •• | Category I: Public Municipal Treatment Facility | | ¥ | | |
| | Category II: Private Treatment Facility | | | | |
| | 3. Category III: Subdivision Package Plant | | | | |
| | 4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT) | | | | |
| | 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 7. Category VII: No Treatment/Unknown | | | | |
| | | | | | |
| | - Cornect with of water | | | | |
| | For properties with Category IV, V, or VI systems | | | | |
| | 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? | | | | |
| PH | Page 3 of 5 | | | | |
| ller Ir | | Initials | | Date/1 | Time |
| llarlı | nitials Date/Time KREC Form 402 12/2022 Buyer I | f fatala | | 2-12/ | |
| alier n | nitials Date/Time RREC Form 402 12/2022 Buyer I | initiais | | Date/T | rîme |

| PROPERTY ADI | | | | | | |
|---------------------------------------|---|--|-------------------------------------|----------------------------------|--------------------|--------------|
| Please explain | any deficiencles noted in th | ais Section: | | | | |
| | * | | | | | |
| | TION / REMODELING | | N/A | | NO | UN- KNOW |
| | | ctural modifications, or other alterations made? | | | | |
| | | d government approvals obtained? | | | | |
| 10 UOMFOW | Bout Storege ad NERS ASSOCIATION (HOA) | Aded to the front | | | | UN- |
| | | trictions, rules, or regulations of a Homeowners Associa | N/A (ation? | | NO | KNOWN |
| | what is the annual or month | | ation? | | | |
| 2) ii yes, 3) HOA N | | ny assessmentr | | | | |
| | rimary Contact Name: | | | | | |
| | rimary Contact Phone No. ar | nd email address: | | | | |
| | pperty a condominium? | id citiui dadress. | | | | |
| · · · · · · · · · · · · · · · · · · · | | Form 404, the Condominium Seller's Certificate | | | | |
| | ware of any condition or leg | gal action that may result in an increase in dues, taxes | s or | | <u> </u> | |
| Are any fe | | red in common with adjoining landowners, such as w | _ | | - | |
| | eatures of the property shar riveways, etc.? | ed in common with adjoining randowners, such as w | valls, | | | |
| | any pet or rental restriction | nc? | | | | <u> </u> |
| Explain: | dity per or recitation. | 351 | | | | <u> </u> |
| | | | | | | |
| 11. HAZARDOU | | | N/A | YES | NO | UN- KNOWN |
| | ware of any underground st ed wells on the property? | torage tanks, old septic tanks, field lines, cisterns, or | | | | KNOWN |
| Are you ay | | nental hazards? (e.g., carbon monoxide, hazardous wa | | | | |
| b. water con | itamination, asbestos, the u | ierital Hazardsr (e.g., Carbon monoxide, nazardous wa ise of urea formaldehyde, etc.) | aste, | | | |
| | LE | EAD BASED PAINT DISCLOSURE REQUIREMENT | | | | |
| Every purchaser | r of any interest in residentia | ial real property on which a residential dwelling was b | built prior to 19 | .978 is nc | otified t | that |
| such property m | nay present exposure to lead | d from lead-based paint, which may cause certain hea | alth risks. | | - <u>-</u> | |
| | nouse built before 1978? | Do Not Know | | П | | |
| d. Are you av | ware of the existence of lead | d-based paint in or on this house? | | | W. | |
| ~ I ~ ta a natiji | " to a reading atting a | RADON DISCLOSURE REQUIREMENT | | _ | _ | _ |
| health risks, incl | luding lung cancer. The Kent | gas that, when it has accumulated in a building in suff tucky Department for Public Health recommends rado | icient quantitie on testing. For | es, may _F more inf | present formati | ι on, |
| | and search "radon." | | | | | |
| | aware of any testing for rad | Jon gas? | | | 19 | |
| <u> </u> | /hat were the results? | | | | | |
| | a radon mitigation system in | nstalled? | | | | |
| 2) II yes, is | it functioning properly? | TO STATE OF THE PROPERTY OF TH | P- | | | |
| written disclosur disclose metham | er who chooses NOT to de re of methamphetamine com nphetamine contamination i | ETAMINE CONTAMINATION DISCLOSURE REQUIREME econtaminate a property used in the production of ontamination pursuant to KRS 224.1-410(10) and 902 is a Class D Felony under KRS 224.99-010. | methampheta | ımine M -allure to | lUST m o prope | ake :rly |
| g. 1) Is the pro | operty currently contaminat | ated by the production of methamphetamine? | | | 9 | |
| ··· · · · · · · · · · · · · · · · · · | s the property been professi | sionally decontaminated from methamphetamine | | | <u> </u> | |
| Explain: | | | | | | |
| L2. MISCELLANE | | | N/A | | NO K | UN- |
| | | tened legal action affecting this property? | | | | |
| | ny assessments other than passessments)? | property assessments that apply to this property | | | | |
| PLP eller Initials | 8/3/23 3:27pm Date/Time | N Page 4 of 5 | Buyer Initials | _ | Date/T | Time |
| eller Initials | Date/Time | KREC Form 402 12/2022 | Buyer Initials | | Date/T | Time |

| c. this pr | operty? | ocal, state, or fede | ral laws, codes, or ordinances relatir | ng to | | 9 | 1 |
|---|--|---|---|--|--|---|-------|
| d. Are the | ere any transferable warrantie | es? | | | | | [|
| Explair | n: | | | | | | |
| e. Has thi | is house ever been damaged | by fire or other disa | ester? | | П | <u> </u> | |
| Explain | | | | | | | |
| f. Are you | u aware of the existence of m | old or other fungi | on the property? | | | 4 | |
| | s house ever had pets living i | n it? | | | | E. | |
| Explain | | | | | | | |
| | nouse in a historic district or li | isted on any registr | y of historic places? | | | | |
| | NAL INFORMATION | | | N/A | YES | NO_ | KNC |
| | | | ıld be disclosed to the Buyer? ttach additional sheets, as necessary | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| 4. SELLER(S) | CERTIFICATION (CHOOSE ONE) | | | | | | |
| | CERTIFICATION (CHOOSE ONE) eller(s) I / we hereby certify t | that the informatio | on disclosed above is complete and | accurate to th | e best | of my / | |
| As Se nowledge ar | eller(s) I / we hereby certify t | that the information | on disclosed above is complete and uyer in writing of any changes that | accurate to th become know | e best | of my / e / us p | ou |
| As Se nowledge ar closing. | eller(s) I / we hereby certify to nd belief. I / we agree to imi | that the information mediately notify B | uyer in writing of any changes that | accurate to th become know | n to m | e / us p | ou |
| As Se nowledge ar closing. | eller(s) I / we hereby certify to nd belief. I / we agree to imi | mediately notify B | on disclosed above is complete and uyer in writing of any changes that Seller Signature | accurate to th become know | e best in to m | e / us p | oı |
| As Se nowledge ar closing. Her Signatur | eller(s) I / we hereby certify to he belief. I / we agree to import | Date 8/31/23 | Seller Signature | accurate to th become know | n to m | e / us p | ou |
| As Senowledge ar closing. Her Signatur May As Se | eller(s) I / we hereby certify to not belief. I / we agree to import eller(s) I / we hereby certify t | Date $8/31/23$ that my / our Real | Seller Signature Estate Agent, | become know | n to m Dat | e / us p | nic |
| As Senowledge ar closing. Her Signatur As Sens completed | eller(s) I / we hereby certify to hereby certify to hereby certify to hereby certify to define the hereby certify to this form with information | Date 8/31/23 Chat my / our Real or provided by me / | Seller Signature Estate Agent, us at my / our direction and reque | become know | n to m Dat | e / us p te rint nar | nic |
| As Se lowledge ar closing. Her Signatur As Se s completed a above-nar | eller(s) I / we hereby certify to not belief. I / we agree to import eller(s) I / we hereby certify to d this form with information med agent harmless for any | Date 8/31/23 Chat my / our Real provided by me / representations the | Seller Signature Estate Agent, us at my / our direction and reque at appear on this form, in accordan | become know | (pcher agr | e / us p te rint nar ree to h (9). | nic |
| As Se owledge ar closing. Her Signatur As Se s completed a above-nar | eller(s) I / we hereby certify to not belief. I / we agree to import eller(s) I / we hereby certify to d this form with information med agent harmless for any | Date 8/31/23 Chat my / our Real or provided by me / | Seller Signature Estate Agent, us at my / our direction and reque | become know | n to m Dat | e / us p te rint nar ree to h (9). | nic |
| As Senowledge ar closing. Her Signatur As Sens completed above-nar | eller(s) I / we hereby certify to not belief. I / we agree to import eller(s) I / we hereby certify to d this form with information med agent harmless for any to ee | Date 8/31/23 Chat my / our Real provided by me / representations the | Seller Signature Estate Agent, us at my / our direction and reque at appear on this form, in accordan Seller Signature | st. I / we furt | (p ther agrication of the control of | e / us p te rint nar ree to h (9). | ne |
| As Se cowledge ar closing. Her Signatur As Se s completed a above-nar ller Signatur As Se | eller(s) I / we hereby certify to held belief. I / we agree to import of the left of the l | Date 8/31/23 Chat my / our Real provided by me / representations the | Seller Signature Estate Agent, us at my / our direction and reque at appear on this form, in accordan | st. I / we furt | (p ther agrication of the control of | e / us p te rint nar ree to h (9). re | ne |
| As Senowledge ar closing. Her Signatur As Sens completed above-nar ller Signatur As Sen | eller(s) I / we hereby certify to held belief. I / we agree to import of the left of the l | Date 8/31/23 that my / our Real provided by me / representations the Date | Seller Signature Estate Agent, us at my / our direction and reque at appear on this form, in accordan Seller Signature cknowledge that the Real Estate Agent | st. I / we furt | pher agr 24.360(Dat | e / us p te rint nar ree to h (9). re | ne |
| As Senowledge are closing. Her Signatur As Sens completed endowner. Her Signatur As Sens completed endower. Her Signatur | eller(s) I / we hereby certify to not belief. I / we agree to im- eller(s) I / we hereby certify to d this form with information med agent harmless for any a eller(s) I / we refuse to complete | Date 8/31/23 Chat my / our Real provided by me / representations the Date Date Date | Seller Signature Estate Agent, us at my / our direction and reque at appear on this form, in accordan Seller Signature cknowledge that the Real Estate Age Seller Signature | st. I / we furt | pher agr 24.360(Dat | e / us p te rint nar ree to h (9). re | ne |
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