KENTUCKY REAL ESTATE COMMISSION



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



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; or
- 2. Sales of real estate at auction; or
- 3. A court supervised foreclosure

must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge.

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form Please take your time to answer these questions accurately and completely. Property Address Ewing Branch City State PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property. INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing. SELLER'S DISCLOSURE: As Seller(s), 1 / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent. Answer all questions to the BEST OF YOUR KNOWLEDGE. Attach additional sheets as necessary. 1. PRELIMINARY DISCLOSURES Have you ever lived in the house? If yes, please indicate the length of time: 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 company? 165, I am the owner. Has the house been used as a rental? If yes, length of time rented? Week! Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? 73 Has this house ever been used for anything other than a residence? Explain: conshurt in

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Page 1 of 5

Buyer Initials Date/Time **Buyer Initials**

Seller Initials Date/Time

KREC Form 402 12/2022

Date/Time

PROPERTY A	DDRESS: 45 Ewing Branch Rd Albany, Ky 421	602			
Whether or	not they have been corrected, state whether there have been problems affecting:	N	/A YES	s NO	,
a. Plumb					
The second second	cal system				
c. Applia					
	and attic fans		To be seen	B	
	y system			<u> </u>	
f. Sump				B	
	eys, fireplaces, inserts			D)	
	ot tub, sauna		Maria Caraca	D	
	ersystem			B	
					[
			AN GARDINA CONTRACTOR	田	
I. Water					[
The second secon	age of system: 3 years. any deficiencies noted in this Section and/or corrections or repairs to resolve these pro	STATE OF THE PERSON NAMED IN		1	
3. BUILDING	TRUCTURE	N/A	YES	NO	UN
a. Whethe	r or not they have been corrected, state whether there have been problems affecting:				
	undation or slab			D	
2) The st	ructure or exterior veneer			B	
3) The fl	pors and walls				C
4) The de	pors and windows			M	
b. 1) Has th	e basement ever leaked?			M	
	hen did the basement last leak?				
	ou ever had any repairs done to the basement?			Ø	
	nave had basement leaks repaired, when was the repair done?				
	asement presently leaks, how often does it leak? (e.g., every time it rains, only after an	extreme	ly heav	rain, e	etc.)
Explain:	经验证据的证据				
c. Have you	experienced, or are you aware of, any water or drainage problems in the crawl space?				
	ware of any damage to wood due to moisture or rot?		0	D	
Name and Address of the Owner, when the Party of the Owner, when the Owner, which the Ow	ware of any present or past wood infestation (e.g., termites, borers, carpenter ants,				
e. fungi, etc				M	
	ware of any damage due to wood infestation?			耳	
	house or any other improvement been treated for wood infestation?			M	
2) If yes, b					
	a warranty?				
	ny deficiencies noted in this Section and/or corrections or repairs to resolve those proble	oms:			
case explaine	Ty deficiencies noted in this section and of contentions of repairs to resolve those proble	emo.			
ROOF		N/A	YES	NO N	UN- NOWIE
a. How old is	the roof covering? Age of the roof if known:				8
. Has the ro	of leaked at any time since you have owned or lived at the property?	0			
. Has the ro	of leaked at any time before you owned or lived at the property?	Ø			
. When was	the last time the roof leaked?	None.			
	ver had any repairs done to the roof? New Rise cap.		AND DESCRIPTION OF THE PERSON NAMED IN		
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er Initials	Date/Time KREC Form 402 12/2022 Buyer I	nitials		Date/1	Time

Date/Time

Buyer Initials

Date/Time

Boundaries Bou	PROPERTY ADDRESS: 45 Ewing Branch Rd Albany, KY	42	1602	2	
8. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy 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? Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: 5. LAND / DRAINAGE a. Whether or not they have been corrected, state whether there have been problems affecting: 1) Soil stability 2) Porlange, flooding, 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? Touse is olevely or of Flood plans. If so, what is the flood toone? Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining in this property? Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: 6. BOUNDARIES a. Have you ever had a staked or pinned survey of the property performed? b. Are you in possession of a copy of any survey of the property? Explain: D. Ou you know the boundaries? Explain: 2. WATER a. Source of water supply: A. Property is serviced by: 1. Category I: Public Municipal Treatment Facility 3. Category II: Public Municipal Treatment Facility 3. Category II: Subdivision Package Plant 4. Category IV: Septic Tank with dispersal to an offsite, multi-property cluster treatment system Date of last inspection (sever):	f. Have you ever had the roof replaced?				X [
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Name of Servicer: b. For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date of last inspection (septic): Date last cleaned (septic): 2019		Marie College College College	CALL CASE OF TAXABLE	A STATE OF THE PARTY OF THE PAR	
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Page 3 of 5	Page 3 of 5				
eller Initials Buyer Initials Buyer Initials Date/Time		Intitale		Date	Time
ller Initials Date/Time KREC Form 402 12/2022 Buyer Initials Date/Time	hitials Date/Time Buyer	initials		Date	Tillie

PROPERTY ADDRESS: 45 Ewing Branch Rd Albany, K. Please explain any deficiencies noted in this Section:	1 4	260	2	
Trease explain any deficiencies floted in this section:				
9. CONSTRUCTION / REMODELING				LIN-
	N/A		NO	KNOWN
a. Have there been any additions, structural modifications, or other alterations made? b. If so, were all necessary permits and government approvals obtained?		P		
A Language Borer Interes abbrovais optained:	U	A		
10. HOMEOWNERS ASSOCIATION (HOA)				UN-
	N/A		NO	KNOWN
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?2) If yes, what is the annual or monthly assessment?			P	
3) HOA Name:				
HOA Primary Contact Name:				
HOA Primary Contact Phone No. and email address:				
b. Is the property a condominium?	\FT			
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate	X			
c. Are you aware of any condition or legal action that may result in an increase in dues tayer or				
c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments?			口	
Are any features of the property shared in common with adictional landown and the same				
d. fences, driveways, etc.?			B	
e. Are there any pet or rental restrictions?			₩.	
Explain:			*	
11. HAZARDOUS CONDITIONS	N/A	YES	NO	UN-
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or				KNOWN
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.)			囱	
LEAD BASED PAINT DISCLOSURE REQUIREMENT				
Every purchaser of any interest in residential real property on which a residential dwelling was built price such property may present exposure to lead from lead-based paint, which may cause certain health risks	or to 19	78 is no	tified t	hat
c. Was this house built before 1978?			X	
d. Are you aware of the existence of lead-based paint in or on this house?			Ø	
RADON DISCLOSURE REQUIREMENT				
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient que health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing visit chfs.ky.gov and search "radon."	antitie g. For n	s, may p	oresent ormatic	on,
e. 1) Are you aware of any testing for radon gas?				
2) If yes, what were the results?				
f. 1) Is there a radon mitigation system installed?			X	
2) If yes, is it functioning properly?				<u>-</u>
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT			7	
A property owner who chooses NOT to decontaminate a property used in the production of methan written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47: disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.				
g. 1) Is the property currently contaminated by the production of methamphetamine?			A	
2) If no, has the property been professionally decontaminated from methamphetamine		0	D)	
contamination?	-		4	
Explain:				
12. MISCELLANEOUS	N/A		NO D	UN- IOWN
a. Are you aware of any existing or threatened legal action affecting this property?		0 '	K	
b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?			P	
Page 4 of 5 Buyer In	itials		Date/1	Time

KREC Form 402 12/2022

Buyer Initials

Date/Time

Seller Initials

Date/Time

PROPERTY ADDRESS: 45 Ewi	ing Branc	L Rd Albany, K	4 4261	52		
Property !		erai laws, codes, or ordinances relati	ng to		A	[
d. Are there any transferable warran	ities?				N	
Explain:					4	
e. Has this house ever been damage	d by fire or other dis	saster?			M	
f. Are you aware of the existence of					10	
 f. Are you aware of the existence of g. Has this house ever had pets living 	mold or other fungi	on the property?				C
Explain:	g in it?				R	
h. Is this house in a historic district of	r listed on any regist	ry of historic places?			6	
13. ADDITIONAL INFORMATION			N/A	YES	NO	UN
Do you know anything else about the pr	operty that that sho	ould be disclosed to the Buyer?	П	D	K	XXXX
If yes, please provide details in the space	e provided, below. A	Attach additional sheets, as necessary	1.			
As Seller(s) I / we hereby certify chowledge and belief. I / we agree to into closing.	y that the informati	on disclosed above is complete and Buyer in writing of any changes that	accurate to the become knowr	best on to me	f my /	our
Seller Signature	Date	Seller Signature		Date		
N	8/23/	2)				
As seller(s) I / we hereby certify as completed this form with information he above-named agent harmless for any	on provided by me / y representations th	Estate Agent, / us at my / our direction and requenat appear on this form, in accordance	st. I / we furth ce with KRS 32	er agre 4.360(9)).	ne) old
Seller Signature	Date	Seller Signature		Date		
As Seller(s) I / we refuse to comp	olete this form and a	acknowledge that the Real Estate Ag	ent will so info	rm the	Buyer.	
eller Signature	Date	Seller Signature		Date		
Entrance Transfer (1987)						
The Seller(s) refuse(s) to complet	e this form or to ac	knowledge such refusal				
Marian Company of the			nt Signature	Date		
AND DESCRIPTION OF THE PROPERTY OF THE PROPERT		knowledge such refusal. Principal Broker / Real Estate Age	nt Signature	Date		
rincipal Broker / Real Estate Agent Print N	lame					
rincipal Broker / Real Estate Agent Print N	lame	Principal Broker / Real Estate Age				
The Buyer(s) hereby certification uyer Signature	ies they have receive	Principal Broker / Real Estate Age ed a copy of this Seller's Disclosure of Buyer Signature ge 5 of 5	f Property form	n. Date		
rincipal Broker / Real Estate Agent Print N The Buyer(s) hereby certifi	ies they have receive Date	Principal Broker / Real Estate Age ed a copy of this Seller's Disclosure of Buyer Signature ge 5 of 5		n. Date	Date/Tir	me