

KENTUCKY REAL ESTATE COMMISSION

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



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| SELLER'S DISCLOSURE OF PROPERTY | t required for: | · Carlon | | - 10 A | |
| This form applies to residential real estate sales and purchases. This form is no | ded: or | | | | |
| 1 Residential purchases of new construction from | | | | | 1024 |
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| a A court empowised foreclosure | selling. Your answers | to the q | uestio | ns in th | IIS TO |
| 3. A court supervised foreclosure As a Seller, you are asked to disclose what you know about the property you are must be based on the best of your knowledge of the property you are selling, it must be based on the best of your knowledge of the property you are selling, it must be based on the best of your knowledge of the property you are selling. | nowever and wheneve | r you gai | ned th | iat knov | Misaf |
| must be based on the best of your knowledge of the property your knowledge of the property and completely. | | | 5.79 | | Carlot Y Property |
| Please take your time to answer these questions ex- | | | | | |
| Property Address Summer Shade Rd | | | | | |
| 1/2/0 Summer shaces | State, , | Zip // | 717 | a - | - 44 |
| Cla. | L KY | 7. | <u> </u> |) / | |
| PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirement to the listed property. This disclosure is be | rements of KRS 324.360 |) that ma | indate | s tne s | eller |
| PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the required disclosure of conditions" relevant to the listed property. This disclosure is beginning the conditions of the satisfy the requirement of the satisfy the satisf | ased on the Seller's ki | nowledg | e or tr | ie bioh | |
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| the construction or condition of the property or the improvements on it. Onless any inspection of generally inaccessible areas such as the foundation or roof. | The Buyer is encourage | eu 10 00 | cant til | , VI 115 | |
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| 1 | port all known conditi | ons affe | cting t | he proj | pert |
| INSTRUCTIONS TO THE SELLER(S): (1) Answer every question trutifiuly. (2) he regardless of how you know about them or when you learned. (3) Attach addit regardless of how you know about them or when you learned for sign the author. | ional pages, if necessa | ry, with | your s | ignatur | e an |
| regardless of how you know about them or when you learned. (3) Attach addit the date and time of signing. (4) Complete this form yourself or sign the authori | zation at the end of thi | s form to | o autho | orize th | e re |
| the date and time of signing. (4) Complete this form yourself or signification the author estate agent to complete this form on your behalf in accordance with KRS 324.36 | 0(9). (5) If an item does | not app | ly to yo | our proj | perty |
| estate agent to complete this form off your benom in destanding | at. We confirm margin 19.7 | 71.16 | | e and the course | |
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| PROPERTY ADDRESS: | | | | * . * |
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| 2 HOUSE SYSTEMS | |) to o | | Uh. |
| Whether or not they have been corrected, state whether there have been problems affecting: | N/V | congress and the second | NO No- | #HOW |
| a. Plumbing | | | <u> </u> | <u></u> |
| b. Electrical system | | | ×. | |
| c. Appliances | | | X | |
| d. Ceiling and attic fans | | | Ø. | |
| The state of the s | 口 | | , X | |
| e. Security system | | | × | |
| f. Sump pump | | | , K | |
| g. Chimneys, fireplaces, inserts | | | X | |
| h. Pool, het tub, sauna | | ang 🗷 | | |
| i. Sprinkler system | | | A | |
| j. Heating system age of system: | | | ₽ | |
| k. Cooling/air conditioning system age of system: | П | | 菌 | |
| I. Waterheater age of system: | | | | |
| Water neater Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these prob | nensi | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 2 3 3 5 6 5 6 5 6 5 6 5 6 5 6 5 6 5 6 5 6 | # 55 d |
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| | | | والمراجعة | enched |
| | 77. F | | | |
| AND LAW IN | N/A | YES | NO | KNOWN |
| B. BUILDING STRUCTURE a. Whether or not they have been corrected, state whether there have been problems affecting: | | | | |
| a. Whether or not they have been corrected, state whether discounts and provide the state of the | | |)ZJ | |
| 1) The foundation or slab | | | X | |
| 2) The structure or exterior veneer | | | ٠Q | - G |
| 3) The floors and walls | | | Ϋ́ | |
| 4) The doors and windows | | | X | |
| b. 1) Has the basement ever leaked? | <u> </u> | | | |
| 2) If so, when did the basement last leak? | П | П | k | |
| 3) Have you ever had any repairs done to the basement? | | hapd | | 19 19/33 |
| 4) If you have had basement leaks repaired, when was the repair done? | ovtreme | ly heav | ovrain i | atc) |
| 5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an | CACICITIC | iy neav | y runny . | |
| Explain: | <u> </u> | F-3 | ार्ड हैं के जिल्हा जन्मी | <u> </u> |
| c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space? | | | <u> </u> | |
| d. Are you aware of any damage to wood due to moisture or rot? | | Д. | ₽. | <u> </u> |
| Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, | | | 冰 | |
| fungi, etc.)? | | | <u>\</u> | |
| f. Are you aware of any damage due to wood infestation? | | | ⇆ | Ш |
| 1) Has the house or any other improvement been treated for wood infestation? | | ĮD. | يكلر. | |
| 2) If yes, by whom? | | | | |
| 3) Is there a warranty? | HEAT I | | | |
| lease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those probl | ems: | 12310 | 14 | 7 1 |
| lease explain any deficiences noted in this section one, or | | | | |
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| | AV. SV. Velogija | | | |
| ROOF | N/A | YES | NO | UN- KNOWN |
| a. How old is the roof covering? Age of the roof if known: 24 years old | | | | |
| b. Has the roof leaked at any time since you have owned or lived at the property? | | | D | |
| The companies of the co | | | X | |
| | 1l | <u></u> | _^_ | <u></u> |
| d. When was the last time the roof leaked? | "" | | k₹ | |
| e. Have you ever had any repairs done to the roof? | | | 又 | |
| С 4323 L. 30 Ph Page 2 of 5 | | | | |
| 2 9 (3 2) 6 (3 0 PM Page 2 of 5 | r Initials | | Date | e/Time |
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| 5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal | 4. Category IV: Single Home A | erobic Treatment System (HOME PACKAGE PLANT) | | | | |
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| 9. CONSTRUCTION / REMODELING | N/A | | NO | W/GV |
| a. Have there been any additions, structural modifications, or other alterations made? | | | X | |
| b. If so, were all necessary permits and government approvals obtained? | | | | |
| Explain: | was a second and a second and the second | Maria resulting | to any specialist from the | 1,174 |
| 10. HOMEOWNERS ASSOCIATION (HOA) | N/A | | NO | X40A |
| a. 1) is the property subject to any restrictions, rules, or regulations of a Homeowners Associat | ion? | | M | |
| 2) If yes, what is the annual or monthly assessment? | | | · | *** |
| 3) HOA Name: | | | | |
| HOA Primary Contact Name: | ······································ | | | |
| HOA Primary Contact Phone No. and email address: | | | X | |
| b. Is the property a condominium? | <u>/</u> | | _/ | |
| If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate | .e | | | |
| c. Are you aware of any condition or legal action that may result in an increase in dues, taxes of | ' | | | |
| assessments? Are any features of the property shared in common with adjoining landowners, such as wa | [5, m | <u></u> | (m) | |
| d. fences, driveways, etc.? | '' ² ' | | X. | I |
| e. Are there any pet or rental restrictions? | П | | kΔ. | |
| Explain: | | | | |
| 1. HAZARDOUS CONDITIONS | N/A | YES | NO | UH- KNOWN |
| Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or | | | kar . | |
| a. abandoned wells on the property? | | | Ø | Ц |
| Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous was | te, | | Ø | |
| b. water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT | | <u> </u> | <i>/</i> = | |
| uch property may present exposure to lead from lead-based paint, which may cause certain heal c. Was this house built before 1978? | | | Ķ | |
| d. Are you aware of the existence of lead-based paint in or on this house? | | | 风 | |
| d. Are you aware of the existence of lead-based paint in or on this house? | | | | |
| RADON DISCLOSURE REQUIREMENT | | | | |
| RADON DISCLOSURE REQUIREMENT adon is a naturally occurring radioactive gas that, when it has accumulated in a building in suffice ealth risks, including lung cancer. The Kentucky Department for Public Health recommends rador | lent quantition testing. For | es, may more in | presen formati | t on, |
| RADON DISCLOSURE REQUIREMENT. Iadon is a naturally occurring radioactive gas that, when it has accumulated in a building in suffice ealth risks, including lung cancer. The Kentucky Department for Public Health recommends rador is it chfs.ky.gov and search "radon." | ilent quantition testing. For | es, may more in | present formation | t on, |
| RADON DISCLOSURE REQUIREMENT adon is a naturally occurring radioactive gas that, when it has accumulated in a building in suffic ealth risks, including lung cancer. The Kentucky Department for Public Health recommends rador isit chfs.ky.gov and search "radon." | testing. For | es, may more in | formati | on, |
| RADON DISCLOSURE REQUIREMENT adon is a naturally occurring radioactive gas that, when it has accumulated in a building in suffice ealth risks, including lung cancer. The Kentucky Department for Public Health recommends rador is the christian of the commends rador is the christian of the christian | testing. For | es, may more in | formati | on, |
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| RADON DISCLOSURE REQUIREMENT adon is a naturally occurring radioactive gas that, when it has accumulated in a building in suffice ealth risks, including lung cancer. The Kentucky Department for Public Health recommends rador is the children of the commends rador is the commends rador. 2) If yes, what were the results? f. 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT of the property owner who chooses NOT to decontaminate a property used in the production of resistent disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 Kinglose methamphetamine contamination is a Class D Felony under KRS 224.99-010. 3) If no, has the property been professionally decontaminated from methamphetamine? | Testing. For I | more in | MUST m | on, |
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