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 CO	NDITION				
This form applies to residential rea	l estate sales and purchases. This form is not rec	uired for:				
 Residential purchases of n 	new construction homes if a warranty is provided:	or				
2. Sales of real estate at auct						
3. A court supervised foredo						
As a Seller, you are asked to disclos	se what you know about the property you are sell	ing. Your answers	to the qu	estior	s in th	is form
minger he hased out the best of Aori.	knowledge of the property you are selling, howe	ver and wheneve	r you gain	ed tha	at knov	wiedge
Flease take your time to answer the	ese questions accurately and completely.					
Property Address 205 Brecken	ridge st.		· · · ·		. <u>.</u>	
City Frankly	5	State	Zip 1	213	34	_
PURPOSE OF DISCLOSURE FORM: O	completion of this form shall satisfy the requirement	ents of KRS 324.360) that mar	dates	the "c	eller's
approvate of confinence, televalle	to the listed property. This disclosure is based	on the Seller's ki	nowledge	of th	e pror	artyle
congruon and the improvements t	hereon, however that knowledge was gained. Th	nis disclosure form	shall not	he a	11125531	atre bie
I mis bense of test estate aleut auti	snall not be used as a substitute for an inspection	ก or warranty that	the nurc	hacer	may w	rich to
Obtain: This form is a statement of t	the conditions and other information about the p	roperty known by	the Seller	linia	ce athe	anies
anaisen, rue seiter does not bosses:	s any expertise in construction, architecture, engi	ineering, or any ot	ber specif	ic are:	as relat	ted to
nie construction or condition of the	e property or the improvements on it. Unless otl	nerwise advised, tl	he Seller h	חת פבר	t cond	ucted
any inspection of generally inacces	ssible areas such as the foundation or roof. The	Buyer is encourag	ed to obta	ain his	or he	Γown
professional inspections of this pro	perty.	_				
INSTRUCTIONS TO THE SELLER(S):	(1) Answer every question truthfully. (2) Report	خالمت جيبوها الد		الد	L	
regardless of how you know about	them or when you learned. (3) Attach additional	thages if necessar	ons anec	ung u	ne pro	perty,
the date and time of signing, (4) Co	mplete this form yourself or sign the authorization	n pages, ii liecessa on at the end of thi	isy, willi y	our si	Rugrar Rugrar	e and
estate agent to complete this form	on your behalf in accordance with KRS 324.360(9).	(5) If an item does	s tottill to spot apple	auuju Atovo	HIZE UI	e rear
mark "not applicable." (6) if you tru	uthfully do not know the answer to a question, m	ark "unknown " ("	7) If vou le	e en e	nu fact	perty,
to closing that changes one or mor	e of your answers to this form after you have co	mpleted and subn	nitted it i	nmed	isy ieci Iistolu	notific
your agent or any potential buyer of	of the change in writing.		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		ilucciy	HOCKLY
accurate to the best of my / our kn	. I / we disclose the following information regard	ing the property.	his infort	natio	ı is tru	e and
this statement to any person or en	owledge as of the date signed. Seller(s) authorize	e(s) the real estate	agent to	provi	de a co	py of
law. The following information is no	atity in connection with actual or anticipated sale of the representation of the real estate agent.	or the property of	or as otne	rwise	provid	ed by
Answer all questions t	to the <u>BEST OF YOUR KNOWLEDGE</u> . Atta	ch additional s				<u> </u>
a. Have you ever lived in the hou	use? If yes, please indicate the length of time:	the sales		YES	NO_	NACHOL
b. List the date (month / year) yo		·		国		
	ou purchased the nouse. In individual(s) or as representative(s) of a compa	anv?				
Fre-Lain.	1					
11/4/1/4/1/	rental? If yes, length of time rented?	·				
	ant (not lived-in) for more than three (3) consecut	tito months?		<u> </u>	₽	<u> </u>
f. Has this house ever been used	for anything other than a residence?	uve monus:	<u> </u>			
Explain:	- 101 - 111 MINIS OF ICE MINIS A PROPERTY.				Ø	
,						
04						
	ዊጎ30 AM Page 1 of 5					
Seller Initials Date/Time	01	Buy	er initials		Date	/Time
Soller initials						
Seller Initials Date/Time	KREC Form 402 12/2022	Buy	er Initials		Date	/Time

PROPERTY ADDR	RESS:					
2. HOUSE SYSTE	MS periodice in the second contraction of th					
Whether or not	they have been corrected, state whether there have been problems affect	ine:	N/A	YES	NO	UN+ KNOWN
a. Plumbing						
b. Electrical s	vstem				*	-
c. Appliances					<u> </u>	
d. Ceiling and					M	
e. Security sy			X			
f. Sump pum	<u> </u>		₩			
g. Chimneys,	fireplaces, inserts		X	口		
h. Pool, hot to	ub, sauna		X			
i. Sprinkler s			<u> </u>		=	
j. Heating sy	· · · · · · · · · · · · · · · · · · ·				<u> </u>	-
					Ø	
l. Water hea	age of Systems				K.	
Please explain a	ny deficiencies noted in this Section and/or corrections or repairs to resolve	e these proble	ems:			
						
	<u> </u>					
3. BUILDING STR	RUCTURE		N/A	YES	NO	UN- IONOWN
a. Whether o	or not they have been corrected, state whether there have been problems	affecting:				
1) The four	ndation or slab					×
2) The stru	icture or exterior veneer			<u> </u>		
	ors and walls					一一
<u> </u>				<u> </u>		
	ors and windows				<u>X</u>	
b. 1) Has the	basement ever leaked?		×			
2) If so, wh	en did the basement last leak?					
3) Have yo	ou ever had any repairs done to the basement?		X			
	ave had basement leaks repaired, when was the repair done?			•		
	asement presently leaks, how often does it leak? (e.g., every time it rains, o	only after an	extreme	ly heav	v rain.	etc)
Explain:	The state of the s	omy arter an	<u> </u>	.,	. y ,	
						
	experienced, or are you aware of, any water or drainage problems in the c	rawl space?				<u> 🔀 </u>
	ware of any damage to wood due to moisture or rot?	•				过
e. Are you av	ware of any present or past wood infestation (e.g., termites, borers, carpe	nter ants,			ŻŢ	
fungi, etc.)?				لحب	السا
f. Are you av	ware of any damage due to wood infestation?				区	
1) Has the	house or any other improvement been treated for wood infestation?	·			区	
2) If yes, b	 					
3) is there	a warranty?					
Please explain a	my deficiencies noted in this Section and/or corrections or repairs to resolv	e those probl	ems:			
1	, , ,				-	
cond	le shingles cracked					
bedia	com floor repaced				<u> </u>	
	1					
4. ROOF			N/A	YES	NO	UN- IONOWN
	s the roof covering? Age of the roof if known:					R40178
	pof leaked at any time since you have owned or lived at the property?				Z	
	pof leaked at any time before you owned or lived at the property?			区		
	s the last time the roof leaked? before I bought, and	H was fi	red			
e. Have you	ever had any repairs done to the roof?			図		
.04	0.00.07.00		-			
147	9-22-23 9:30 AM Page 2 of 5			•	_	
Seller Initials	Date/Time	Buye	r Initials		Da	ite/Tim
Seller Initials	Date/Time KREC Form 402 12/2022	Russe	r I nitials	-	D=	ite/Tim
Senei mingt	pate/ (iiile	Баўе	111111111111111111111111111111111111111		00	es cont

OP	PERTY ADDRESS:				•	
f.		<u>-</u>		- KZ		
<u> </u>	STILL MALES		<u> </u>	<u> </u>	_ 🗅	
g.	<u> </u>					
<u>8-</u>	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after a Explain:	in extremely	, neavy	rain, e	tc.)	
_	1003 101	 				
h.	Have you ever had roof repairs that involved placing shingles on the roof instead of rep	olacing		K		Е
	the entire roof covering? If so, when?			~		
lea	ase explain any deficiencies noted in this Section and/or corrections or repairs to resolve to	hose proble	ms:			
						
. L/	AND / DRAINAGE		N/A	YES	NO	Ur
a.	Whether or not they have been corrected, state whether there have been problems af	fecting:	19/2			KNC
	1) Soil stability	recurig.				5
	Drainage, flooding, or grading					
					<u> </u>	
	3) Erosion				X	Ε
	4) Outbuildings or unattached structures				×	
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchas	e of flood			E77	-
~ .	insurance for federally backed mortgages?				又	
	If so, what is the flood zone?					
	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or ad	ipining				
C.	this property?	J+******			XÌ	
lea	ase explain any deficiencies noted in this Section and/or corrections or repairs to resolve t	hoce proble				
		inose proble	11137			
. B(OUNDARIES	<u>.</u>	N/A	YES	NO	KNO
a.	Have you ever had a staked or pinned survey of the property performed?				凶	Ţ
b.	Are you in possession of a copy of any survey of the property?				K	Ī
C.	Are the boundaries marked in any way?					<u>-</u> -
	Explain: I've never looked					
d.	Do you know the boundaries?					
-	Explain:					Ę
e.	Are there any encroachments or unrecorded easements relating to the property?	,			<u> </u>	
	Explain:	 				
. W	VATER	 	N/A	YES	NO	JONO
a.	Source of water supply: City of Franklin, Ke					
b.	Are you aware of below normal water supply or water pressure?				Z.	
C.	Has your water ever been tested? If so, attach the results or explain.			X		E
	Explain: by City					
B. SI	EWER SYSTEM		N/A	YES	NO	XN
а.	Property is serviced by:					Ans
•	1. Category I: Public Municipal Treatment Facility			図		
	2. Category II: Private Treatment Facility				<u></u>	<u>-</u>
	3. Category III: Subdivision Package Plant					
					<u> </u>	[
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)			<u> </u>	X	[
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal				X	I
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatmer	nt system			区	1
	7. Category VII: No Treatment/Unknown					0
	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	c):		······		
C.	Are you aware of any problems with the sewer system?	-,-			囡	[
	1				<u> </u>	
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elier	r Initials Date/Time	Buyer	initials		Da	te/T
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siler	r Initials Date/Time KREC Form 402 12/2022	Priver	Initials		Da	te/T

	plain any deficiencies noted in this Section:				
9. CONST	RUCTION / REMODELING	N/A	YES	NO	UN
a. Hav	e there been any additions, structural modifications, or other alterations made?		121		IONOVA
	, were all necessary permits and government approvals obtained?				<u> </u>
Exp					<u> </u>
	OWNERS ASSOCIATION (HOA)	N/A	YES	NO	UN-
a. 1) ls	the property subject to any restrictions, rules, or regulations of a Homeowners Association?			X	
2) if	yes, what is the annual or monthly assessment?				
	OA Name:			· · · · · · · · · · · · · · · · · · ·	
Н	OA Primary Contact Name:				
Н	OA Primary Contact Phone No. and email address:				
	e property a condominium?			区	
If ye	s, 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				
asse	ssments?				K
d. Are	any features of the property shared in common with adjoining landowners, such as walls,			5Z1	
fenc	es, driveways, etc.?			X	
e. Are	there any pet or rental restrictions?			<u> </u>	
Expl	ain:				
				1	
	RDOUS CONDITIONS	N/A	YES	NO	UN- MOMON
	you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or				X
	ndoned wells on the property?				<u></u>
b. Are	you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,				Ø
wat	er contamination, asbestos, the use of urea formaldehyde, etc.)				تحار
Every pur	LEAD BASED PAINT DISCLOSURE REQUIREMENT chaser of any interest in residential real property on which a residential dwelling was built p	rior to 19	78 is n	otified	that
such prop		rior to 19	978 is n	otified	that _
such prop c. Was	chaser of any interest in reside <mark>ntial real property on which a residential dwe</mark> lling was built p erty may present exposure to lead from lead-based paint, which may cause certain health ris	ks.			
such prop c. Was d. Are	chaser of any interest in residential real property on which a residential dwelling was built perty may present exposure to lead from lead-based paint, which may cause certain health rise this house built before 1978? you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT	ks.		12	
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c. Was d. Are Radon is a health ris visit chfs. e. 1) A 2) If f. 1) Is 2) If A proper written d disclose n g. 1) Is 2) If	chaser of any interest in residential real property on which a residential dwelling was built perty may present exposure to lead from lead-based paint, which may cause certain health rise this house built before 1978? you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient as, including lung cancer. The Kentucky Department for Public Health recommends radon test by gov and search "radon." re you aware of any testing for radon gas? yes, what were the results? there a radon mitigation system installed? yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT by owner who chooses NOT to decontaminate a property used in the production of methasphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR dethamphetamine contamination is a Class D Felony under KRS 224.99-010. the property currently contaminated by the production of methamphetamine? no, has the property been professionally decontaminated from methamphetamine	quantitie ting. For	es, may more in	present Must be to proper	nt tion,
c. Was d. Are Radon is a health ris visit chfs. e. 1) A 2) if f. 1) is 2) if A proper written d disclose n g. 1) is	chaser of any interest in residential real property on which a residential dwelling was built perty may present exposure to lead from lead-based paint, which may cause certain health rist this house built before 1978? you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient cs, including lung cancer. The Kentucky Department for Public Health recommends radon test cy.gov and search "radon." re you aware of any testing for radon gas? yes, what were the results? there a radon mitigation system installed? yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT cy owner who chooses NOT to decontaminate a property used in the production of methas sclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR dethamphetamine contamination is a Class D Felony under KRS 224.99-010. The property currently contaminated by the production of methamphetamine? The property been professionally decontaminated from methamphetamine tamination?	quantitie ting. For	es, may more in	present Must to prop	nt tion,
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