KENTUCKY REAL ESTATE COMMISSION



Seller Initials

Date/Time

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

lhis	torn	napplies 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
		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 answers to the questions in this form

must be base	d on the best of your knowled	dge of the property you are selling, however	er and wheneve	er vou s	zained	that ki	nowlede
Please take yo	our time to answer these ques	tions accurately and completely.		, (,		
Property Addr	ress / C: a.s. D	1			_		
 	Garfield Bro	wh ka					
City	Albanyika		State Ky	Zip	421	602	
PURPOSE OF C	DISCLOSURE FORM: Completi	on of this form shall satisfy the requirement	ts of KRS 324.36	0 that r	mandai	tes the	"seller's
disclosure of a	conditions" relevant to the I	isted property. This disclosure is based or	n the Seller's k	nowled	dge of	the nr	onartyle
condition and	the improvements thereon,	however that knowledge was gained. This	disclosure form	shall	not be	a Warı	ranty by
the Seller or re	eal estate agent and shall not	be used as a substitute for an inspection of	or warranty that	t the pi	urchase	er may	wish to
obtain, Inis toi	rm is a statement of the condi	itions and other information about the prop	perty known by	the Sel	ller. Un	less ot	herwise
the construction	on or condition of the proper	ertise in construction, architecture, engine	ering, or any ot	her spe	ecific a	reas re	lated to
any inspection	of generally inaccessible are	ty or the improvements on it. Unless other as such as the foundation or roof. The Buy	wise advised, ti	ne Selle	er has i	not cor	nducted
professional in	spections of this property.	as sach as the foundation of foot, the buy	yer is encourage	ea to o	otain r	iis or r	ier own
	, , ,			_			
regardless of h	ow you know about them or	er every question truthfully. (2) Report all when you learned. (3) Attach additional pa	l known conditi	ons aff	fecting	the pr	operty,
the date and tir	me of signing, (4) Complete th	nis form yourself or sign the authorization a	ages, ir necessa at the end of thi	ry, Witi	n your	signati	are and
estate agent to	complete this form on your be	ehalf in accordance with KRS 324.360(9). (5)	If an item does	notan	nly to	iorize t	ne real
mark "not appi.	icable." (6) If you truthfully di	o not know the answer to a guestion, mark	c "unknown " (7) If you	Llearn	any fa	ct prior
to closing that (changes one or more of your	answers to this form after you have compl	leted and subm	itted it	, imme	diately	notify
your agent or a	ny potential buyer of the cha	nge in writing.				'	,
SELLER'S DISCLO	OSURE: As Seller(s), I / we dis	close the following information regarding	the property T	his info	ormatic	n is tri	ue and
accurate to the	best of my / our knowledge a	as of the date signed. Seller(s) authorize(s).	the real estate	agent t	to prov	ide a c	ony of
this statement t	to any person or entity in cor	inection with actual or anticipated sale of	the property or	as oth	nerwise	provid	ded by
aw. <u>The followi</u>	ng information is not the rep	resentation of the real estate agent.				•	<i>'</i>
Answe	er all questions to the <u>BI</u>	EST OF YOUR KNOWLEDGE. Attach	additional sh	eets	as nec	essar	y
L. PRELIMINARY				N/A	YES	NO	UN- KNOWN
		please indicate the length of time:					
	te (month / year) you purchas						
c. Do you ow	n the property as (an) individu	ual(s) or as representative(s) of a company?		-			
Explain:							
d. Has the ho	use been used as a rental? If y	res, length of time rented?	· · · · · · · · · · · · · · · · · · ·				
e. Has this ho	use ever been vacant (not live	ed-in) for more than three (3) consecutive r	months?				
	use ever been used for anyth						
Explain:							
10/							
XX	11-15-23	Page 1 of 5					
eller Initials	Date/Time	I age I OI 3	Buver	Initials		Date	/Time

KREC Form 402 12/2022

Buyer Initials

Date/Time

PROPERTY ADDRESS: Garfield Brown Rd Albany, Ky 42602	-		<u> </u>	
Whether or not they have been corrected, state whether there have been problems affecting:	N/	'A YE	S NO) ^u
a. Plumbing				KING
b. Electrical system				
c. Appliances				
d. Ceiling and attic fans				
e. Security system				
f. Sump pump				
g. Chimneys, fireplaces, inserts				
h. Pool, hot tub, sauna				
i. Sprinkler system				
j. Heating system age of system:				
k. Cooling/air conditioning system age of system:				
I. Water heater age of system:				
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these pro				
. BUILDING STRUCTURE	N/A	YES	NO	UN-
a. Whether or not they have been corrected, state whether there have been problems affecting:				
1) The foundation or slab				
2) The structure or exterior veneer				
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 basement?				
4) If you have had basement leaks repaired, when was the repair done?				
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an Explain :	extreme	ely heav	y rain,	etc.)
, in the crawispace?				
, , , , , , , , , , , , , , , , , , ,				
Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?				
Are you aware of any damage due to wood infestation?				
1) Has the house or any other improvement been treated for wood infestation?				
2) If yes, by whom?			··	
3) Is there a warranty?				
ase explain any deficiencies noted in this Section and/or corrections or repairs to resolve those proble	ems:			
OOF	N/A	YES	NO ,	UN-
How old is the roof covering? Age of the roof if known:				
Has the roof leaked at any time since you have owned or lived at the property?				
Has the roof leaked at any time before you owned or lived at the property?				
When was the last time the roof leaked?				
Have you ever had any repairs done to the roof?				
2-2 ;			<u> </u>	ш
Page 2 of 5 Buyer I	nitiola		 Date/	





KREC Form 402 12/2022

Buyer Initials

Date/Time

	RTY ADDRESS: Gar Field Brown R Have you ever had the roof replaced?	d Albany, Ky	4260) A _] [
	If so, when?						
g.	f the roof presently leaks, how often does it leak? (e.g. Explain:	, every time it rains, only after	an extrem	ely hea	ivy rain	, etc.)	- <u></u>
h	Have you ever had roof repairs that involved placing sh	ingles on the roof instead of re	olacing				1
	he entire roof covering? If so, when? explain any deficiencies noted in this Section and/or co	proctions or remindent to the second		_			J L
	explain any deficiences floted in this section and/or co	prections of repairs to resolve t	nose prob	olems:			·
5. I A N	D / DRAINAGE						
	Whether or not they have been corrected, state whether	er though bound have a little		N/A	YES	NC.	KNOW!
1) Soil stability	il ulere have been problems an	recting:				
) Drainage, flooding, or grading						
	Erosion						
	Outbuildings or unattached structures		. <u> </u>				
	the house leasted within a Constitute of the		·-·				
in	the house located within a Special Flood Hazard Area surance for federally backed mortgages? so, what is the flood zone?	(SFHA) mandating the purchase	of flood				
	······································						
th	there a retention / detention basin, pond, lake, creek, is property?						
Please e	explain any deficiencies noted in this Section and/or cor	rections or repairs to resolve th	ose proble	ems:			
5. BOUN	NDARIES			N/A	YES	NO	UN-
a. Ha	ve you ever had a staked or pinned survey of the prop	erty performed?				NO	KNOWN
	e you in possession of a copy of any survey of the prop						
	e the boundaries marked in any way?						- -
	plain:						
d. Do	you know the boundaries?						
	olain;			<u> </u>			
e. Are	e there any encroachments or unrecorded easements r	elating to the property?				П	
	olain:	and property:					
. WATE	R			N/A	YES	NO	UN-
a. Sou	arce of water supply:			117711		-110	KNOWN
b. Are	you aware of below normal water supply or water pre	ssure?					
c. Has	your water ever been tested? If so, attach the results	or explain.		Ē		-	===
Ехр	lain:						
	RSYSTEM			N/A	YES	NO	NOWN
	perty is serviced by:		·				NACAAN
	ategory I: Public Municipal Treatment Facility						
	ategory II: Private Treatment Facility						
	ategory III: Subdivision Package Plant						
4. C	ategory IV: Single Home Aerobic Treatment System (HC	ME PACKAGE PLANT)					
5. C	ategory V: Septic Tank with drain field, lagoon, wetland	, or other onsite dispersal					
6. C	ategory VI: Septic Tank with dispersal to an offsite, mul	il-property cluster treatment sy	stem			===	
	ategory VII: No Treatment/Unknown	, , , , , , , , , , , , , , , , , , ,	300.111			- -	
	ne of Servicer:				'	<u> </u>	
	properties with Category IV, V, or VI systems						
· · · · · · · · · · · · · · · · · · ·	of last inspection (sewer):						
	of last inspection (septic):	Date last cleaned (septic):	······································				
Are	you aware of any problems with the sewer system?						
r initials		3 of 5	Buyer ini	tials		Date/	Time
er Initials	Date/Time KREC Form 4	02 12/2022	Buyer Init			Date/	

PROPERTY A Please expla	DDRESS: (sarfield ain any deficiencies noted in	Brown Rd Albany, Ky 4.	2602				
9. CONSTRU	ICTION / REMODELING			. /		-10	UN-
		ructural modifications, or other alterations made?			YES	NO	KNOW
b. If so, w	ere all necessary permits ar	nd government approvals obtained?	 				
		nd government approvais obtained.			<u> </u>		🗆
		4)	N	1/A V	·	NO	UN-
	te there been any additions, structural modifications, or other alterations made? o, were all necessary permits and government approvals obtained? dain: GOWNERS ASSOCIATION (HOA)			NO	KNOW		
2) If yes	s. what is the annual or mor	nthly assessment?	ISHOUT F			<u> </u>	لــا
		nuny addessinanti.					
····	· · · · · · · · · · · · · · · · · · ·						<u></u>
		and email address:					
					7	$\overline{}$	
		C Form 404, the Condominium Seller's Certificate	bru-			<u> </u>	
c. Are you	aware of any condition or l	legal action that may result in an increase in dues taxes					
assessm	nents?		L-] [J		
2) If yes, what is the annual or monthly assessment? 3) 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, fences, driveways, etc.? e. Are there any pet or rental restrictions? Explain: 1. 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 other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT very purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that inch property may present exposure to lead from lead-based paint, which may cause certain health risks. Was this house built before 1978? I. Are you aware of the existence of lead-based paint in or on this house?							
	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: is the property a condominium? if yes, you must also complete KREC Form 404, the Condominium Seller's Certificate 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, fences, driveways, etc.? Are there any pet or rental restrictions? Explain: 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 other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT The y purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified property may present exposure to lead from lead-based paint, which may cause certain health risks. Was this house built before 1978? Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT						
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? 3) HOA Name: 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, fences, driveways, etc.? e. Are there any pet or rental restrictions? Explain: 1. HAZARDOUS CONDITIONS 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, water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT very purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that property may present exposure to lead from lead-based paint, which may cause certain health risks. C. Was this house built before 1978?							
11 HA7ARDO	US COMPITIONS						
			N/A	4 YE	S 1	10	
b. If so, were all necessary permits and government approvals obtained? Explain: 10. HOMEOWNERS ASSOCIATION (HOA) a. 1) is the property subject to any restrictions, rules, or regulations of a Homeow 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: b. Is the property a condominium? If yes, you must also complete KREC Form 404, the Condominium Seller's Certic. Are you aware of any condition or legal action that may result in an increase in assessments? d. Are any features of the property shared in common with adjoining landowners fences, driveways, etc.? e. Are there any pet or rental restrictions? Explain: 11. HAZARDOUS CONDITIONS a. Are you aware of any underground storage tanks, old septic tanks, field lines, cabandoned wells on the property? b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hawater contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREM Every purchaser of any interest in residential real property on which a residential dw		-					
b. Are you a water co	. HOMEOWNERS ASSOCIATION (HOA) . 1) is the property subject to any restrictions, rules, or regulations of a Homeowners 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: Is the property a condominium? If yes, you must also complete KREC Form 404, the Condominium Seller's Certificat Are you aware of any condition or legal action that may result in an increase in due assessments? Are any features of the property shared in common with adjoining landowners, su fences, driveways, etc.? Are there any pet or rental restrictions? Explain: HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cister abandoned wells on the property? Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazard water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT by purchaser of any interest in residential real property on which a residential dwelling property may present exposure to lead from lead-based paint, which may cause cert was this house built before 1978?	use of urea formaldehyde, etc.)	aste,		[
c. Was this	HOA Primary Contact Name: HOA Primary Contact Phone No. and email address: Is the property a condominium? If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate 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, fences, driveways, etc.? Are there any pet or rental restrictions? Explain: 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 other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT Try purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that h property may present exposure to lead from lead-based paint, which may cause certain health risks. Was this house built before 1978? Are you aware of the existence of lead-based paint in or on this house?						
d. Are you a	aware of the existence of lea						
eaith risks, inc Isit chfs.ky.gov	cluding lung cancer. The Ker v and search "radon."	gas that, when it has accumulated in a building in sufi ntucky Department for Public Health recommends rade	on testing. Fo	r more	infor	matio	on,
	u aware of any testing for ra	adon gas?]	
	what were the results?						
	e a radon mitigation system	installed?					
2) If yes, i	s it functioning properly?					Ī	
ritten disclosu sclose methar	ner who chooses NOT to d ure of methamphetamine co mphetamine contamination	IETAMINE CONTAMINATION DISCLOSURE REQUIREMENT decontaminate a property used in the production of ontamination pursuant to KRS 224.1-410(10) and 902 in is a Class D Felony under KRS 224.99-010.	methamphet KAR 47:200.	Failure	e to pi	oper	ly
g. 1) is the pr	roperty currently contamina	ated by the production of methamphetamine?				[
contamina	as the property been profes ation?	sionally decontaminated from methamphetamine				[
Explain:							7
. MISCELLANE			N/A	YES	NO		JN-
		atened legal action affecting this property?					
Are there a (e.g. sewer	any assessments other than r assessments)?	property assessments that apply to this property					
er Initials	11-15-23 Date/Time	Page 4 of 5	Buyer Initials			ate/Tí	
			Duyer IIIIdais		V	ate/ii	me
er Initials	Date/Time	KREC Form 402 12/2022	Buyer Initials		_	ate/Tii	

c. Are you this prop	aware or any violations of Id erty?	ocal, state, or feder.	arraws, codes, or ordinances relating	g to			
· · · · · · · · · · · · · · · · · · ·		es?					
Explain:						===	
	· · · · · · · · · · · · · · · · · · ·						-
	louse ever been damaged b	by fire or other disas	ter?				
	ware of the existence of mo	old or other fungi o	the property?				
			Talle property:				
Explain:				<u> </u>			
		sted on any registry	of historic places?				
	e there any transferable warranties? plain: s this house ever been damaged by fire or other disaster? plain: s this house ever been damaged by fire or other disaster? plain: s you aware of the existence of mold or other fungi on the property? s this house ever had pets living in it? plain: his house in a historic district or listed on any registry of historic places? TIONAL INFORMATION now anything else about the property that that should be disclosed to the Buyer? Passe provide details in the space provided, below. Attach additional sheets, as necessar R(S) CERTIFICATION (CHOOSE ONE) Is Seller(s) I / we hereby certify that the information disclosed above is complete and e and belief. I / we agree to immediately notify Buyer in writing of any changes that ature Date Seller Signature s Seller(s) I / we hereby certify that my / our Real Estate Agent, eted this form with information provided by me / us at my / our direction and requiranted agent harmless for any representations that appear on this form, in accordance is the seller of the seller signature Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent.				YES	NO	K
f ves, please pr	re there any transferable warranties? xxplain: as this house ever been damaged by fire or other disaster? xxplain: re you aware of the existence of mold or other fungi on the property? as this house ever had pets living in it? typlain: this house ever had pets living in it? plain: this house in a historic district or listed on any registry of historic places? DITIONAL INFORMATION know anything else about the property that that should be disclosed to the Buyer? lease provide details in the space provided, below. Attach additional sheets, as necessary. As Seller(s) I / we hereby certify that the information disclosed above is complete and accurage and belief. I / we agree to immediately notify Buyer in writing of any changes that becon gea and belief. I / we agree to immediately notify Buyer in writing of any changes that becon gean decrease. As Seller(s) I / we hereby certify that my / our Real Estate Agent, letted this form with information provided by me / us at my / our direction and request. I / enamed agent harmless for any representations that appear on this form, in accordance with lature Date Seller Signature Las Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent with seller in the region of the property in the propert			_ Ц			
						·	
4 CC(CD/c) CC	DTICICATION (SUBSECTION)						
l As Selle	r(s) I / we hereby certify th	nat the information	disclosed above is complete and a	ccurate to the	e best o	of my /	0
As Selle	r(s) I / we hereby certify th	nat the information nediately notify Buy	disclosed above is complete and a er in writing of any changes that b	ccurate to the	e best o	of my / e / us p	ori
As Selle nowledge and l closing.	r(s) I / we hereby certify th	nediately notify Buy	ver in writing of any changes that b	ccurate to the	n to me	e / us p 	o ori
As Selle owledge and l closing.	r(s) I / we hereby certify th	nediately notify Buy	ver in writing of any changes that b	ccurate to the	n to me	e / us p 	o ori
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As Selle cowledge and closing. ller Signature As Selle s completed ti	r(s) I / we hereby certify the celled. I / we agree to immediate in the celled. I / we hereby certify the certification is certificated as a certification of the certification is certificated as a certification is certificated as a certificated as a certification is certificated as a certificated as	Date Date Date my / our Real Esprovided by me / u	Seller Signature tate Agent, s at my / our direction and request	ecome know	Dat	e / us p	ori
As Selle lowledge and closing. ller Signature As Selle s completed ti	r(s) I / we hereby certify the celled. I / we agree to immediate in the celled. I / we hereby certify the certification is certificated as a certification of the certification is certificated as a certification is certificated as a certificated as a certification is certificated as a certificated as	Date Date Date my / our Real Esprovided by me / u	Seller Signature tate Agent, s at my / our direction and request	ecome know	Dat	e / us p	ori
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e. Has this house ever been damaged by fire or other disaster? Explain:							
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