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

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 based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property A	ddress 29 Deerhaven Lane				
City	Monticello	State	KY	Zip	42633

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), I / 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 <u>BEST OF YOUR KNOWLEDGE</u>. Attach additional sheets as necessary.

1. PF	RELIMINARY DISCLOSURES	N/A	YES	NO	UN- KNOWN
a.	Have you ever lived in the house? If yes, please indicate the length of time:			\square	
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?				
	Explain: ESTATE				
d.	Has the house been used as a rental? If yes, length of time rented?			X	
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?			X	
	Explain:				
		•			

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Seller Initials	Date/Time	-	Buyer Initials	Date/Time
Seller Initials	Date/Time	KREC Form 402 12/2022	Buyer Initials	Date/Time

PROPERTY ADDRESS: 29 Deerhaven Lane Monticello KY 42633				
2. HOUSE SYSTEMS				
Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
a. Plumbing			X	
b. Electrical system			X	
c. Appliances			X	
d. Ceiling and attic fans			X	
e. Security system	X			
f. Sump pump	×			
g. Chimneys, fireplaces, inserts			_ <u></u>	
h. Pool, hot tub, sauna	<u>_</u> _			
i. Sprinkler system	<u> </u>			
6 VEADO				
k. Cooling/air conditioning system age of system: 6 YEARS				
I. Water heater age of system: UNKNOWN		Ш	X	
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these p	robiems:			
3. BUILDING STRUCTURE	N/A	YES	NO	UN- KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting	:			
1) The foundation or slab			\boxtimes	
2) The structure or exterior veneer			\boxtimes	
3) The floors and walls			X	
4) The doors and windows			\boxtimes	
b. 1) Has the basement ever leaked?			X	
2) If so, when did the basement last leak?				
3) Have you ever had any repairs done to the basement?			X	
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 extreme	lv heav	v rain.	etc.)
Explain:		,	, ,	
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space	ce?			
d. Are you aware of any damage to wood due to moisture or rot?			☒	
Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants			Д	
e. fungi, etc.)?	'		\boxtimes	
f. Are you aware of any damage due to wood infestation?			\boxtimes	
1) Has the house or any other improvement been treated for wood infestation?			<u> </u>	
			ы	Ц
2) If yes, by whom?				
3) Is there a warranty?				
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those p	roblems:			
4. ROOF	N/A	YES	NO	UN- KNOWN
a. How old is the roof covering? Age of the roof if known: UNKNOWN				
b. Has the roof leaked at any time since you have owned or lived at the property?			X	
c. Has the roof leaked at any time before you owned or lived at the property?			X	
d. When was the last time the roof leaked?				
e. Have you ever had any repairs done to the roof?			X	
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PS 3/26/24@4:50PM Page 2 of 5	Dunor Initial		<u></u>	+o /T:
Seller Initials Date/Time	Buyer Initials		υa	te/Time
Seller Initials Date/Time KREC Form 402 12/2022	Buyer Initials		Da	te/Time

f.	PERTY ADDRESS: 29 Deernaven Lane Mon Have you ever had the roof replaced?				X	
٠.	If so, when?				<u> </u>	
g.	If the roof presently leaks, how often does it leak? (e g every time it rains only after an extrem	ely heavy	rain e	tc)	
ρ.	Explain:	e.g., every time revails, only area an extrem	ery neavy	ruiii, c	,	
	Have you ever had roof repairs that involved placin	s shingles on the roof instead of replacing				
h.	the entire roof covering? If so, when?	5 Jimbies on the root mateur of replacing			X	[
lea	ase explain any deficiencies noted in this Section and/	or corrections or repairs to resolve those prob	lems:			
5. L/	AND / DRAINAGE		N/A	YES	NO	L KN
a.	Whether or not they have been corrected, state wh	ether there have been problems affecting:				
	1) Soil stability				X	
	2) Drainage, flooding, or grading				X	
	3) Erosion				X	
	4) Outbuildings or unattached structures				X	
L-	Is the house located within a Special Flood Hazard	Area (SFHA) mandating the purchase of flood			NZI	
b.	insurance for federally backed mortgages?				X	
	If so, what is the flood zone?					
_	Is there a retention / detention basin, pond, lake, co	eek, spring, or water shed on or adjoining			X	
C.	this property?		Ш			
Plea	ase explain any deficiencies noted in this Section and/	or corrections or repairs to resolve those prob	lems:			
5. B	OUNDARIES		N/A	YES	NO	KN
a.	Have you ever had a staked or pinned survey of the	property performed?				KI
b.	Are you in possession of a copy of any survey of the			$\overline{\mathbf{X}}$		
с.	Are the boundaries marked in any way?	property.				
<u> </u>	Explain:					
d.	Do you know the boundaries?			X		
<u> </u>	Explain:					
e.	Are there any encroachments or unrecorded easem	nents relating to the property?			X	
<u> </u>	Explain:	ients relating to the property.				
7. W	VATER		N/A	YES	NO	
a.	Source of water supply: CITY WATER		,			KN
b.	Are you aware of below normal water supply or wa	ter pressure?			X	
с.	Has your water ever been tested? If so, attach the r	•			\boxtimes	
С.	Explain:	esuits of explain.			- 124	
8. SI	EWER SYSTEM		N/A	YES	NO	
a.	Property is serviced by:		,			K
	1. Category I: Public Municipal Treatment Facility				X	
	Category II: Private Treatment Facility				\square	
	Category III: Subdivision Package Plant				$\overline{\mathbb{Z}}$	
	Category IV: Single Home Aerobic Treatment Syst	em (HOME DACKAGE DI ANT)			<u>~</u>	
	5. Category V: Septic Tank with drain field, lagoon, v			<u></u>		
		•				
	6. Category VI: Septic Tank with dispersal to an offs	te, muiti-property cluster treatment system			XI	
	7. Category VII: No Treatment/Unknown				X	
<u></u>	Name of Servicer:					
b.	For properties with Category IV, V, or VI systems					
	Date of last inspection (sewer): N/A	Deta I - 4 - 1 - 1 / 1 × 1 8 8 8 3 / 1	2000			
	Date of last inspection (septic): MAY 2023	Date last cleaned (septic): MAY 2				
c.	Are you aware of any problems with the sewer syst	em?	X			
P	S 3/26/24@4:50PM	Page 3 of 5			_	
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	Initials Date/Time	Buy	er Initials		Da	te/

PROPERTY AD		en Lane Monticello KY 42633				
Please explain	n any deficiencies noted in this s	Section:				
	CTION / REMODELING		N/A	YES	NO	UN- KNOW
	•	ral modifications, or other alterations made?			<u>K</u>	
	ere all necessary permits and go	vernment approvals obtained?			X	
Explain:						
	VNERS ASSOCIATION (HOA)		N/A	YES	NO	UN- KNOW
		cions, rules, or regulations of a Homeowners Associa	tion?		X	
	, what is the annual or monthly	assessment?				
3) HOA						
	Primary Contact Name:	4 11				
	Primary Contact Phone No. and	email address:			<u> </u>	
· · · · · · · · · · · · · · · · · · ·	roperty a condominium?				X	
		rm 404, the Condominium Seller's Certificate				
-		action that may result in an increase in dues, taxes	or \square		X	
assessm		d in a common with a district a land a compare and a com-				
η .	driveways, etc.?	d in common with adjoining landowners, such as w	alis,			
	re any pet or rental restrictions?				X	
e. Are thei						
Ехріаііі.	•					
11. HA7ARDO	OUS CONDITIONS		N/A	YES	NO	UN-
		rage tanks, old septic tanks, field lines, cisterns, or	N/A	11.5	110	KNOW
3 .	ned wells on the property?	rage talks, old septic talks, field lifes, disterns, of		\boxtimes		
Are you		ntal hazards? (e.g., carbon monoxide, hazardous wa	aste _			
	ontamination, asbestos, the use					
		D BASED PAINT DISCLOSURE REQUIREMENT				
Every purcha		I real property on which a residential dwelling was	built prior to 19	∂78 is n	otified	that
		from lead-based paint, which may cause certain he				
c. Was thi	s house built before 1978?				X	
d. Are you	aware of the existence of lead-	based paint in or on this house?			X	
		RADON DISCLOSURE REQUIREMENT				
Radon is a na	turally occurring radioactive ga	s that, when it has accumulated in a building in suf	ficient quantitie	es, may	prese	nt
health risks, i	ncluding lung cancer. The Kentu	ucky Department for Public Health recommends rad	on testing. For	more in	ıforma	tion,
	ov and search "radon."					
e. 1) Are y	ou aware of any testing for rade	on gas?			X	
2) If yes	, what were the results?					
f. 1) Is the	ere a radon mitigation system in	stalled?			\boxtimes	
2) If yes	, is it functioning properly?				X	
	METHAMPHET	TAMINE CONTAMINATION DISCLOSURE REQUIREM	IENT			
A property o	wner who chooses NOT to de	contaminate a property used in the production o	f methampheta	amine I	MUST	make
	•	ntamination pursuant to KRS 224.1-410(10) and 90.	2 KAR 47:200. I	Failure	to prop	perly
	•	s a Class D Felony under KRS 224.99-010.				
g. 1) Is the	e property currently contaminat	ed by the production of methamphetamine?			X	
2) If no,	has the property been professi	onally decontaminated from methamphetamine			\boxtimes	
contam						
Explain:						
L2. MISCELLA			N/A	YES	NO	UN- KNOW
		ened legal action affecting this property?			<u> </u>	
n	re any assessments other than p wer assessments)?	property assessments that apply to this property			X	
PS	3/26/24@4:50PM	Dago 4 of E				
eller Initials	Date/Time	Page 4 of 5	Buyer Initials		Da	te/Tin
eller Initials	Date/Time	KREC Form 402 12/2022	Buyer Initials		Da	te/Tin

c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? d. Are there any transferable warranties? Explain: e. Has this house ever been damaged by fire or other disaster? Explain: f. Are you aware of the existence of mold or other fungi on the property? g. Has this house ever had pets living in it? Explain: h. Is this house in a historic district or listed on any registry of historic places? 1					1 1 1 1 1 1 1 1 1			
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Explain: Explain:		\square					ferable warranties?	
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If yes, please provide details in the space provided, below. Attach additional sheets, as necessary. Sellers Disclosue Update: Permission from sellers for sellers agent Epp M Walls to update the portion of the disclosure. This is an update to section 3 of this disclosure. These conditons were discovered after the original disclosure was filled out. Mold was discovered in closet area under the steps leading to the basement. Basement had leaked during severe rain storm requiring some water in basement to be vacuumed out. Older termite damage from years ago. Patricia State dottop verified Old/OL/25 8:59 AM EDT CZMU-19GH-MP34-XHHH 14. SELLER(S) CERTIFICATION (CHOOSE ONE) As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of necessing the second complete and accurate to the second complete and accurate the second complete and accurate the second complete and accurate th) UN- KNOV	NO	YES	N/A			MATION	ADDITIONAL INFORM
Sellers Disclosue Update: Permission from sellers for sellers agent Epp M Walls to update the portion of the disclosure. This is an update to section 3 of this disclosure. These conditions were discovered after the original disclosure was filled out. Mold was discovered in closet area under the steps leading to the basement. Basement had leaked during severe rain storm requiring some water in basement to be vacuumed out. Older termite damage from years ago. Patricia Statte dottop verified OH/O4/25 8:59 AM EDT (ZMU-19GH-MP34-XHIFH) 14. SELLER(S) CERTIFICATION (CHOOSE ONE) As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of new portion of the disclosed above is complete and accurate to the best of new portion of the disclosed above is complete and accurate to the best of new portion of the disclosed above is complete and accurate to the best of new portion of the disclosed above is complete and accurate to the best of new portion of the disclosed above is complete and accurate to the best of new portion of the disclosed above is complete and accurate to the best of new portion of the disclosed above is complete and accurate to the best of new portion of the disclosed above is complete and accurate to the best of new portion of the disclosed above is complete and accurate to the best of new portion of the disclosed above is complete and accurate to the best of new portion of the disclosed above is complete and accurate to the best of new portion of the disclosed above is complete and accurate to the best of new portion of the disclosed above is complete and accurate to the best of new portion of the disclosed above is complete and accurate to the best of new portion of the disclosed above is complete and accurate to the disclosed above is complete and accurate to the disclosed above is complete and accurate to the disclosed above is complete and accurate the disclosed above is complete and accurate the disclosed above is complete and accurate the d		X	×					
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14. SELLER(S) CERTIFICATION (CHOOSE ONE) As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of n							dotloop verified	
As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of n							04/04/25 8:59 AM EDT CZMU-19GH-MP34-XHHH	tricia Stoltz
As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of n							TION (CHOOSE ONE)	SELLER(S) CERTIFICAT
	nv / oı	t of my	ne best	ate to th	isclosed above is complete and accura	ne information		. ,
to aloring	-	_			_			743 3 CHC (3) 1 / V
		ato			Sollar Signatura		/ we agree to immedia	_
Patricia Stoltz Seller Signature 3/26/24		ate			Seller Signature	Date	/ we agree to immedia	losing.
· · · · · · · · · · · · · · · · · · ·		(print r				Date 3/26/24	/ we agree to immedia	losing. er Signature
has completed this form with information provided by me / us at my / our direction and request. I / we further agree		_		, ,		3/26/24 ny / our Real Es	ve hereby certify that n	losing. er Signature atricia Stoltz As Seller(s) I / v
the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).	-		rther a		at my / our direction and request. I	3/26/24 ny / our Real Es ided by me / u	ve hereby certify that now with information prov	losing. er Signature atricia Stoltz As Seller(s) I / v completed this form
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