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

1	This form applies to residential real estate sales and purchases. This form is not required for:				
	 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				
-	must be based on the best of your knowledge of the property you are selling, however and wheneve	r you gai	ined th	at knov	vledge
ŀ	Please take your time to answer these questions accurately and completely. Property Address				
	4218 Region Rd				
ľ	City Roundhill State Ky	Zip	127	275	
	PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.36d disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's k condition and the improvements thereon, however that knowledge was gained. This disclosure form the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that obtain. This form is a statement of the conditions and other information about the property known by advised, the Seller does not possess any expertise in construction, architecture, engineering, or any of the construction or condition of the property or the improvements on it. Unless otherwise advised, the any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encourage professional inspections of this property. INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditing regardless of how you know about them or when you learned. (3) Attach additional pages, if necesses the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of the estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (to closing that changes one or more of your answers to this form after you have completed and subryour agent or any potential buyer of the change in writing.	inowledgen shall not the pure the Seller ged to obtain affections affections affections form the sound app.	e of the ot be a chaser er. Unle cific are than his ecting to your so autholy to you learn a	warrar may w ess other as related to cond s or her he pro- ignatur prize the pur pro- iny fact	erty's ty by ish to rwise ted to ucted r own perty, e and e real perty, prior
-	SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property. accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate this statement to any person or entity in connection with actual or anticipated sale of the property law. The following information is not the representation of the real estate agent.	e agent t	to prov	ide a co	py of
	Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u> . Attach additional s	sheets	as nec	essary	<u> </u>
L	1. PRELIMINARY DISCLOSURES	N/A	YES	NO	UN- KNOWN
L	a. Have you ever lived in the house? If yes, please indicate the length of time: 3				
L	b. List the date (month / year) you purchased the house. Grown dappace 1				
	c. Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: Indiv. dual				
	d. Has the house been used as a rental? If yes, length of time rented?			면	
	e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?			ū	
	f. Has this house ever been used for anything other than a residence?			₽ P	
ſ	Explain:				

1.1 NELIMINANI DISCOSONES				, 140	KNOWN
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f.	Has this house ever been used for anything other than a residence?			Ū∕	
	Explain:				
	- The w. 200				

Seller Initials Seller Initials

7/15 5:00 P.M Date/Time

Mrs. 500 Pm

Date/Time

Page 1 of 5

Buyer Initials KREC Form 402 12/2022

Date/Time

Buyer Initials

Date/Time

a. Plumbing	call full could be a control of the	_			
b. Electrical system				NO	- KCNO
c. Appliances d. Ceilling and attic fans e. Security system f. Sump pump g. Chimneys, fireplaces, inserts h. Pool, hot tub, sauna j. Heating system g. Golimneys, fireplaces, inserts h. Pool, hot tub, sauna j. Heating system g. Golimneys, fireplaces, inserts h. Pool, hot tub, sauna j. Heating system g. Golimneys, fireplaces, inserts h. Pool, hot tub, sauna j. Heating system g. Golimneys, fireplaces, inserts j. Heating system g. Golimneys, fireplaces, inserts k. Cooling/air conditioning system g. Golimneys, fireplaces, inserts g. Golimneys, fireplaces, inserts g. Golimneys, fireplaces, inserts h. Pool, hot tub, sauna g. Golimneys, fireplaces, inserts g. Golimneys, fireplaces, ins				Ġ/	_ [
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B. BUILDING STRUCTURE 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 wills 4) The doors and windows b. 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 extremely heavy ra Explain: c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space? d. Are you aware of any damage to wood due to moisture or rot? 6. Are you aware of any damage to wood direstation (e.g., termites, borers, carpenter ants, fungi, etc.)? 6. 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?		7, 🗆			Ē
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1) Has the house or any other improvement been treated for wood infestation? 2) If yes, by whom?					
2) If yes, by whom?					
					
	<u></u>				
3) Is there a warranty?					
lease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:	lease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob	lems:			
- explain any deficiences noted in this section and/or corrections of repails to resolve those problems.	- oxplain only demolerates noted in this section and/or corrections of repairs to resolve those proc	101113.			
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	ROOF	N/A	YES	NO	KN
. ROOF N/A YES NO	a. How old is the roof covering? Age of the roof if known:			/	
			<u> </u>		_[
a. How old is the roof covering? Age of the roof if known:					 [
a. How old is the roof covering? Age of the roof if known: b. Has the roof leaked at any time since you have owned or lived at the property?	d. When was the last time the reef lasked?				
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f.	Have you ever had the roof replaced?	1			밀	Г
	If so, when?		_			
g.		extremely h	Pavv	rain e	tc)	
ъ.				205	· · · · ·	
_	Have you ever had roof repairs that involved placing shingles on the roof instead of repla		254	/ <u>C</u> S		_
h.	the entire roof covering? If so, when?	CITIE			4	
lea	ase explain any deficiencies noted in this Section and/or corrections or repairs to resolve the	ose problems	:			
. L	AND / DRAINAGE		I/A	YES	NO	KN
a.						
	1) Soil stability				9	<u> </u>
	2) Drainage, flooding, or grading				٧	ار
•	3) Erosion	į			<u>u</u>	ار
	4) Outbuildings or unattached structures					[
	Is the house located within a Special Flood Hazard Area (SEHA) mandating the purchase	of flood				
b.	insurance for federally backed mortgages?	= =:				
	If so, what is the flood zone?					
c.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjointhis property?	ining		<u>u</u>		
Dian	ase explain any deficiencies noted in this Section and/or corrections or repairs to resolve the	sa problema		•		
i ied	ase explain any deficiencies noted in this section and/or corrections of repairs to resolve the	e hioniews				
c n	BOUNDARIES		1/2	\ <i>(</i> =c		
			I/A	YES	NO_	KIN
a.	Have you ever had a staked or pinned survey of the property performed?		<u> </u>		<u>_ </u>	
b.	Are you in possession of a copy of any survey of the property?		<u> </u>		_ <u>_</u>	
C.	Are the boundaries marked in any way?			旦		
	Explain: Surveyed & pinned					
d.	Do you know the boundaries?			4		
	Explain: T post and primed at corners					_
e.	Are there any encroachments or unrecorded easements relating to the property?	[<u> </u>	
	Explain:					
7. W	VATER	N	I/A	YES	NO	KN
a.	Source of water supply: county water			····		
b.	Are you aware of below normal water supply or water pressure?					
c.	Has your water ever been tested? If so, attach the results or explain.					
	Explain:					
	EWER SYSTEM	N	I/A	YES	NO	KON
a.	Property is serviced by: Vn Known		_		-	
	1. Category I: Public Municipal Treatment Facility		<u>_</u> _			!
	2. Category II: Private Treatment Facility		<u> </u>		9	
	3. Category III: Subdivision Package Plant		<u></u>			
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)					
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal					
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment s	system				
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment s 7. Category VII: No Treatment/Unknown	·				
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment s	·				
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b.	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment s 7. Category VII: No Treatment/Unknown Name of Servicer: For properties with Category IV, V, or VI systems Date of last inspection (sewer):					
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment s 7. Category VII: No Treatment/Unknown Name of Servicer: For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date of last inspection (septic): Date last cleaned (septic): Are you aware of any problems with the sewer system?					
c.	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment s 7. Category VII: No Treatment/Unknown Name of Servicer: For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date of last inspection (septic): Are you aware of any problems with the sewer system? Page 3 of 5					[
c. eller	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment s 7. Category VII: No Treatment/Unknown Name of Servicer: For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date of last inspection (septic): Date last cleaned (septic): Are you aware of any problems with the sewer system? Page 3 of 5 r Initials Date/Time	Buyer Init	ials		Dat	[
c.	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment s 7. Category VII: No Treatment/Unknown Name of Servicer: For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date of last inspection (septic): Are you aware of any problems with the sewer system? Page 3 of 5		ials			

	PERTY ADDRESS: use explain any deficiencies noted in this Section: Not sure of system	- unk	106	<u>'n</u>	
					UN-
	ONSTRUCTION / REMODELING	N/A	YES	NO	KNOWN
a.	Have there been any additions, structural modifications, or other alterations made?			<u> </u>	<u> </u>
b.	If so, were all necessary permits and government approvals obtained?				Ш.
	Explain:				UN-
-	HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	KNOWN
a.	1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Associatio	n? 🗆		<u> </u>	
	2) If yes, what is the annual or monthly assessment?				
	3) HOA Name:				
	HOA Primary Contact Name:				
L	HOA Primary Contact Phone No. and email address:				
b.	Is the property a condominium?			먲	
	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
Ç.	Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments?			u	
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?			U	
	Explain: one small partion of fence on one so	10			
	the south per front of the control of				
11.	HAZARDOUS CONDITIONS	N/A	YES	NO	UN- KNOWN
a.	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?			P	
	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous wast	e			
b.	water contamination, asbestos, the use of urea formaldehyde, etc.)	□			
	y purchaser of any interest in residential real property on which a residential dwelling was but property may present exposure to lead from lead-based paint, which may cause certain healt		78 is n	otified	that
c.	Was this house built before 1978?			<u>u</u>	
d.	Are you aware of the existence of lead-based paint in or on this house?				
	RADON DISCLOSURE REQUIREMENT				
neal	on is a naturally occurring radioactive gas that, when it has accumulated in a building in suffic Ith risks, including lung cancer. The Kentucky Department for Public Health recommends radon chfs.ky.gov and search "radon."				
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?			<u> </u>	
	2) If yes, is it functioning properly?				
writ	METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMEN roperty owner who chooses NOT to decontaminate a property used in the production of raten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 K lose methamphetamine contamination is a Class D Felony under KRS 224.99-010.	nethampheta AR 47:200. I	ailure		
g.	1) Is the property currently contaminated by the production of methamphetamine?				
	2) If no, has the property been professionally decontaminated from methamphetamine contamination?			9	
	Explain:				
12.	MISCELLANEOUS	N/A	YEŞ	NO	UN-
a.	Are you aware of any existing or threatened legal action affecting this property?			¥	KNOW
b.	Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?				
Jeller	J	Buyer Initials		Dat	te/Tim
ـپ	Initials Date/Time KREC Form 402 12/2022	Buyer Initials		Dat	te/Tim

	of local, state, or federal la	aws, codes, or ordinances relating to			<u>u</u>	
this property?						
d. Are there any transferable warra	anties?					
Explain:						
e. Has this house ever been damage	ged by fire or other disaster	<u>. </u>				
Explain:						
f. Are you aware of the existence		he property?			<u> </u>	
g. Has this house ever had pets liviExplain:	ing in it?					
h. Is this house in a historic district	or listed on any registry of	historia ula and				
13. ADDITIONAL INFORMATION	or listed on any registry of	nistoric places?				UN
Do you know anything else about the	property that that should i	no disclosed to the Buyer?	N/A 	YES	NO	KNOV
If yes, please provide details in the spa					<u> </u>	
14. SELLED(S) CERTIFICATION (success						
As Seller(s) I / we hereby ce knowledge and belief. I / we agree to closing.	rtify that the information	disclosed above is complete and accuer in writing of any changes that become Seller Signature		vn to n		
As Seller(s) I / we hereby ce knowledge and belief. I / we agree to closing. Seller Signature	rtify that the information to immediately notify Buyer Date 7/15/2-4	er in writing of any changes that become Seller Signature		vn to n	ne / us ate	prio
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