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 I	PROPERTY CO	ONDITION				
This form applies to residential real estate sales and purchases. Th	is form is not re	equired for:				
1. Residential purchases of new construction homes if a warr.	anty 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 prop	erty you are se	lling. Your answers	to the	questi	ons in t	his form
must be based on the best of your knowledge of the property you a	are selling, how	ever and wheneve	r you g	ained t	hat kno	wledge
Please take your time to answer these questions accurately and com	pletely.					0
Property Address 6969 KY Highway	639	5				
Albany	-	State Ky	Zip	420	602	-
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satis	v the requirem	ents of KRS 324.360	that n	andat	es the "	sollar's
disclosure of conditions" relevant to the listed property. This disc	losure is based	on the Seller's kr	nowled	ge of t	he pro	nertyle
condition and the improvements thereon, however that knowledge	: was gained. T	his disclosure form	shall r	not be	a warra	inty hy
the Seller or real estate agent and shall not be used as a substitute	for an inspectio	on or warranty that	the pu	irchase	r may s	wish to
obtain. This form is a statement of the conditions and other informat	ion about the p	property known by	the Sel	ler. Uni	less oth	erwice
advised, the Seller does not possess any expertise in construction, ar	chitecture, eng	ineering, or any otl	her spe	cific ar	eas rel:	ted to
the construction or condition of the property or the improvements	on it. Unless ot	herwise advised, th	ne Selle	er has r	ot con	ducted
any inspection of generally inaccessible areas such as the foundation	n or roof. The	Buyer is encourage	ed to o	btain h	is or he	er own
professional inspections of this property.						
INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truth	ully. (2) Report	t all known conditi	ons aff	ecting	the pro	perty
regardless of how you know about them or when you learned. (3) A	ttach additiona	l pages, if necessa	rv. with	l Vour	signatu	re and
the date and time of signing. (4) Complete this form yourself or sign t	:he authorizatio	on at the end of this	s form	to auth	orize ti	a real
estate agent to complete this form on your behalf in accordance with	KRS 324.360(9)	. (5) If an item does	not ap	ply to y	our pro	perty,
mark "not applicable." (6) If you truthfully do not know the answer t	o a question, m	nark "unknown." (7) If you	l learn	any fac	t prior
to closing that changes one or more of your answers to this form aft	er you have co	mpleted and subm	itted i t	, imme	diately	notify
your agent or any potential buyer of the change in writing.						
SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following info	mation regard	ing the property. T	his info	ormatic	n is tru	e and
accurate to the best of my / our knowledge as of the date signed. Se	ller(s) authorize	e(s) the real estate	agent	to prov	ide a c	any of
this statement to any person or entity in connection with actual or a	nticipated sale	of the property or	as oth	nerwise	provid	ed by
aw. The following information is not the representation of the real e	state agent.					´
Answer all questions to the <u>BEST OF YOUR KNOW</u>	LEDGE. Atta	ch additional sh	eets	as nec	essar	/.
1. PRELIMINARY DISCLOSURES			N/A	YES	NO	KNOMN
a. Have you ever lived in the house? If yes, please indicate the length	h of time:	31/2458		Z		
b. List the date (month / year) you purchased the house. $p/2$	1	, ,				
c. Do you own the property as (an) individual(s) or as representativ		ny? individue	<u>. /</u>			
Explain:	<u> </u>	- JACKVIAU	<u>. (</u>	· · · · ·		
d. Has the house been used as a rental? If yes, length of time rented	?				AST .	\vdash
e. Has this house ever been vacant (not lived-in) for more than thre	e (3) consecut	ive months?			45	
f. Has this house ever been used for anything other than a residence			==	<u> </u>	- <u>13</u>	
Explain:						
	•		***************************************			

Seller Initials

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Seller Initials

1/3/35 4:30pm Date/Time 1/3/25 4:20PM Date/Time

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Buyer Initials

Date/Time

KREC Form 402 12/2022

Buyer Initials

Date/Time

Whether or not they have been corrected, state whether there has a. Plumbing		ıKy			
a. Plumbing	ave been problems affecting:	N/A	YES	NO	
					KN
b. Electrical system				- Q	<u>'</u>
c. Appliances					<u> '</u> .
d. Ceiling and attic fans					<u>'</u>
e. Security system]
f. Sump pump		<u> </u>			
g. Chimneys, fireplaces, inserts				<u>-</u>	<u></u> -
h. Pool, hot tub, sauna					
i. Sprinkler system	100				<u>[</u>
j. Heating system age of system:					
k. Cooling/air conditioning system age of system:				<u> </u>	
i. Water heater age of system:				- <u>187</u>	- [
Please explain any deficiencies noted in this Section and/or correct	ions or repairs to resolve these prob		- <u>-</u>	<u>-₩</u>	
					<u>-</u>
3. BUILDING STRUCTURE		N/A	YES	NO	UN
a. Whether or not they have been corrected, state whether ther	e have been problems affecting:				KNOV
1) The foundation or slab					
2) The structure or exterior veneer					
3) The floors and walls				1/2	Ē
4) The doors and windows			_=	_ _	- <u>-</u> -
b. 1) Has the basement ever leaked?			<u> </u>	-15	
2) If so, when did the basement last leak?				-191	
3) Have you ever had any repairs done to the basement?					
4) If you have had basement leaks repaired, when was the rep	air done?				
5) If the basement presently leaks, how often does it leak? (e.g	g., every time it rains, only after an e	extremel	y heav	v rain. e	etc.)
Explain:				, , ,	
c. Have you experienced, or are you aware of, any water or drain	age problems in the crawl space?		Π		
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., te	ermites, borers, carpenter ants.			<u> </u>	
e. fungi, etc.)?	, , , , , , , , , , , , , , , , , , , ,			M	
f. Are you aware of any damage due to wood infestation?				Ø	П
1) Has the house or any other improvement been treated for w	ood Infestation?				
2)					
2) If yes, by whom?					
3) Is there a warranty?	os or renairs to resolve those proble	mei			
3) Is there a warranty?	ns or repairs to resolve those proble	ms:			
3) Is there a warranty?	ns or repairs to resolve those proble	ms:			
3) Is there a warranty?	ns or repairs to resolve those proble	ms:			
3) Is there a warranty? ease explain any deficiencies noted in this Section and/or correction	ns or repairs to resolve those proble				
3) Is there a warranty? ease explain any deficiencies noted in this Section and/or correction ROOF	ns or repairs to resolve those proble		YES	NO	UN- KNOWN
3) Is there a warranty? ease explain any deficiencies noted in this Section and/or correction ROOF How old is the roof covering? Age of the roof if known:			YES	NO	
3) Is there a warranty? ease explain any deficiencies noted in this Section and/or correction ROOF 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 a	it the property?		YES	NO NO	
3) Is there a warranty? ease explain any deficiencies noted in this Section and/or correction ROOF 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	it the property?	N/A	YES	NO NO	
3) Is there a warranty? ease explain any deficiencies noted in this Section and/or correction ROOF 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	it the property?	N/A	YES	NO NO	KNOW
3) Is there a warranty? ease explain any deficiencies noted in this Section and/or correction ROOF 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 was the last time the roof leaked?	it the property?	N/A	YES	NO R	KNOW
3) Is there a warranty? lease explain any deficiencies noted in this Section and/or correction ROOF 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 the roof leaked at any time before you owned or lived at the when was the last time the roof leaked? Have you ever had any repairs done to the roof?	it the property? e property?	N/A		A C	KNOWN
3) Is there a warranty? ease explain any deficiencies noted in this Section and/or correction ROOF 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 When was the last time the roof leaked?	it the property? e property?	N/A		A C	C C

PRO	DEBTY ADDRESS, 19/19 KM HIGHMAN 1029 S Albania	V.,	117/	- 0	
	OPERTY ADDRESS: 6969 Ky Highway 639 S Albany, f. Have you ever had the roof replaced?		기적다	70学	<u>/</u> -
	If so, when?				
g		noly hon	in	1	
 -	Explain:	ilely Heav	/y rain,	etc.j	
	Have you ever had roof renairs that involved placing shingles on the roof instead of replacing				
l h	the entire roof covering? If so, when?	. 🗆		A	
Ple	ease explain any deficiencies noted in this Section and/or corrections or repairs to resoive those pro	blems:			
5.1	LAND / DRAINAGE	N/A	Vrc		ŪN-
a.		- IVA	YES	NO	KNDWN
	1) Soil stability				 -
	2) Drainage, flooding, or grading			K	
	3) Erosion				
 	4) Outbuildings or unattached structures			K)	
 	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood			JE!	
b.	insurance for federally backed mortgages?	, _□		W	
	If so, what is the flood zone?				
	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining				
C.	this property?				
Plea	ase explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob	alame.			
	F	Летть.			
6. B	OUNDARIES	N/A			UN-
a.	Have you ever had a staked or pinned survey of the property performed?	N/A	YES_	<u>NO</u>	KNOWN
b.	Are you in possession of a copy of any survey of the property?		<u> </u>		
C.	Are the boundaries marked in any way?				
	Explain:		-1561		
d.	Do you know the boundaries?				
	Explain:	<u>-</u>			
e.	Are there any encroachments or unrecorded easements relating to the property?			AT.	
	Explain:				
7. W	ATER	N/A	YES	NO	UN-
а,	Source of water supply:				KNOWN
	Are you aware of below normal water supply or water pressure?				
	Has your water ever been tested? If so, attach the results or explain.				<u> </u>
	Explain:				
	WER SYSTEM	N/A	YES	NO	UN-
	Property is serviced by:				KNOWN
	1. Category I: Public Municipal Treatment Facility			Æ	
	2. Category II: Private Treatment Facility				計
	3. Category III: Subdivision Package Plant			E	
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)			<u> </u>	=
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal		- 		\exists
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system			<u> </u>	
	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):				
c. /	Are you aware of any problems with the sewer system?			X	
21	1/3/25 4:20 pm Page 3 of 5				<u> </u>
eller in		Initials		Date/	/Time
IMF					
eller ini	Itials Date/Time KREC Form 402 12/2022 Buyer	Initials		Date/	/Time

a. Have there been any additions, structural modifications, or other alterations made? b. if so, were all necessary permits and government approvals obtained? Explain: 10. HOMBOWMERS ASSOCIATION (HOA) NA YES NO 2) If yes, what is the annual or monthly assessment? 3) HOA Name: HOA Primary Contact Name: A wave of any contact Name: HOA Primary Contact Name: A recovery and the structure of the property shared in common with adjoining landowners, such as walls, fiyes, you must also complete KREC Form 404, the Condominium Seller's Certificate fixes, and the structure of the property shared in common with adjoining landowners, such as walls, Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? A ret there any pet or rental restrictions? Explain: 11. 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 menoxide, hazardous waste, water contamination, assessors, the use of urea formalidehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT Every purchaser of any Interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from leach-based paint in or on this house? RADON DISCLOSURE REQUIREMENT RADON DISCLOSURE REQUIREMENT RADON Statistics of the property of the existence of lead-based paint in or on this house? 2) If yes, what were the results? Are you aware of the existence of lead-based paint in or on this house? 2) If yes, what were the results? Are there any avarse of any existing or threatened legal action affecting this property? Are th		DRESS: 6969 Ky Hi any deficiencies noted in this Section	ghway 639 S All	bany, I	<u> </u>	426	,02
a. Have there been any additions, structural modifications, or other alterations made? b. If so, were all treasures of the support of the su	9. CONSTRUC	TION / REMODELING		N/	'a vec	- 10	UN-
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 Homeowners Association? 3) HOA Name: HOA Primary Contact Name: HOA Primary Contact Phone No. and email addross: Is the property a condominium? If yes, you must also complete KREC Form 404, the Condominium Selfer's Certificate C. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments? Assessments? As a early features of the property shared in common with adjoining landowners, such as walls, features, driveways, etc.? Are there any pet or rental restrictions? Explain: 11. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterna, or abandoned wells on the property? Are you aware of any underground storage tanks, old septic tanks, field lines, cisterna, or abandoned wells on the property? Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbests), the use of urea formaldelyide, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT Every purchaser of any interest in residential real property on which a residential deally as a realized and welling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause cartain health risks. C. Was this house built before 1978? d. Are you aware of the oxistence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present eath risks, including lung carcer. The Kentucky Department for Public Health recommends radon testing. For more information, sixthis house of the oxistence of lead-based paint in or on this house? Property owner who chooses NOT to decontaminate a property used in the production of methamphetamine on		~	ndifications, or other alterations made?				KNOW
Explain: 10. HOMEOWNERS ASSOCIATION (HOA) 10. If yes, what is the annual or monthly assessment? 21 if yes, what is the annual or monthly assessment? 31 HOA Primary Contact Name: HOA Primary Contact 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? Are any features of the property shared in common with adjoining landowners, such as walls, fences, drieways, etc.? Are there any pet or rental restrictions? Explain: 11. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, clisterns, or abandoned wells on the property? Are you aware of any underground storage tanks, old septic tanks, field lines, clisterns, 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 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks. C. Was this house built before 1978? d. Are you aware of the existence of lead-based paint, which may cause certain health risks. C. Was this house built before 1978? d. Are you aware of any existing for radion gas? 2) If yes, is it functioning property? METAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT property owner who chooses NOT to decontaminate a property used in the production of methamphetamine meanthmation pursuant to KRS 224.140(10) and 902 KAR 47:200. Fallure to property property owner who chooses NOT to decontaminate and property used in the production of methamphetamine contamination pursuant to KRS 224.99-000							
10. HOMEOWNERS ASSOCIATION (HOA) a. 1) is the property subject to any retrictions, rules, or regulations of a Homeowners Association?		C un necessary (nent approvais obtained;		<u> </u>		□
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 Phone No. and email address: b. Is the property a condominium? If yes, you must also complete RREC 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? Are any features of the property shared in common with adjoining landowners, such as walls, d. Are any features of the property shared in common with adjoining landowners, such as walls, Explain: 11. HAZARDOUS CONDITIONS Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, a abandoned wells on the property? Are you aware of any the renvironmental hazards? (e.g., carbon monoxide, hazardous waste, b. Was this house built before 1978? LEAD BASED PAINT DISCLOSIURE REQUIREMENT EVERY purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks. c. Was this house built before 1978? d. Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSIURE REQUIREMENT Ladon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present residential fine and the surface of any the string for radon gas? 2) If yes, is it functioning property? RADON DISCLOSIURE REQUIREMENT Ladon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present residential fine on the cause of the existence of lead-based paint in or on this house? FADON DISCLOSIURE REQUIREMENT Ladon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present residential fine of the existence of lea		NERS ASSOCIATION (HOA)		N/	· VEC		UN-
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3) HOA Name: HOA Primary Contact Name: HOA Primary Contact Name: HOA Primary Contact Phone No. and email address: b. Is the property a condominitum? 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? Are any features of the property shared in common with adjoining landowners, such as walls, definess, driveways, etc.? c. Are there amy pet or rental restrictions? Explain: 11. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, filed lines, cisterns, or abandoned wells on the property? Are you aware of any underground storage tanks, old septic tanks, filed 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 Every purchaser of any Interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks. c. Was this house built before 1978? d. Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT Idadon is a naturally occurring radioactive gas that, when it has as excumulated in a building in sufficient quantities, may present neath risks, including lung carcer. The Kentucky Department for Public Health recommends radon testing. For more information, sitch fish, y,gov and search "radon." a. 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? 2) If yos, is if functioning properly? METHAMPIETAMINE CONTAMINATION DISCLOSURE REQUIREMENT property owner who chooses from a manufaction property used in the production of methamphetamine with the production of methamphetamine con	2) If ves,	what is the annual or monthly asses	emant?	lation L	<u>— Ш</u>		
HOA Primary Contact 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 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 amy pet or rental restrictions? Explain: 11. 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 underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? Explain: 12. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? Explain: 13. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? Explain: 14. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? Explain: 15. LEAD BASED PAINT DISCLOSURE REQUIREMENT Every purchaser of any Interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks. c. Was this house built before 1978? RADON DISCLOSURE REQUIREMENT RADON DISCLOSURE REQUIREMENT RADON DISCLOSURE REQUIREMENT Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present realth risks, including lung carcer. The Kentucky Department for Public Health recommends radon testing. For more Information, ist crisk, ky gov and search "radon." 19. If ye ye and year of any testing for radon gas? 2)			anient:	w			
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Are you a	aware of any violations of loc	al, state, or feder	al laws, codes, or ordi	nances relating to	_`\	-1.47	کون ر	<u>k </u>
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d. Are there	e any transferable warranties?)					N	
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K) As sene	r(s) I / we hereby certify that	t the information	n disclosed above is co	omplete and accur	ate to the	e best o	of my/	our
knowledge and t to closing.	pelief. I / we agree to immed	alately notify Bu	yer in writing of any o	changes that becor	ne knowi	n to me	e / us p	rior
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As Seller	(s) I / we refuse to complete	this form and ac		eal Estate Agent w	<i>i</i> ill so info	rm the	Buyer	.
ieller Signature		Date	Seller Signature			Date		
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The	e Buyer(s) hereby certifies th	ey have received	l a copy of this Seller'	s Disclosure of Pro	perty for	m.		}
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