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

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
- 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.

Ticase take	your time	to answer the	se questions accurately ar	iu completely.			
Property A	ddress	•					
3656	Bristow	Road					
City					State	Zip	
		Box	wling Green		KY	42103	

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 additiona	al sheets a	is nec	essar	y.
1. PF	RELIMINARY DISCLOSURES	N/A	YES	NO	KNOMN ÚN-
a.	Have you ever lived in the house? If yes, please indicate the length of time:		X		
b.	List the date (month / year) you purchased the house.	10/202	0		
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: Individuals				
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?		X		
f.	Has this house ever been used for anything other than a residence?			X	
	Explain: Home is currently vacant				
بدر	of the state of th				
1	02/17/2025	,			
Selle	Page 1 of 5 Page 1 of 5	Buyer Initials	_ 5	Date	e/Time

KREC Form 402 12/2022

Date/Time

Buver Initials

	SS: 3656 Bristow Road Bowling Gre	en	K	4:	2103
2. HOUSE SYSTEM	ney have been corrected, state whether there have been problems affecting:	٦			1.00
	ley have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOW
			X	□	
b. Electrical sys	tem			X	
c. Appliances				X	
d. Ceiling and				X	
e. Security syst	em	X			
f. Sump pump				X	
g. Chimneys, fi	replaces, inserts			X	
h. Pool, hot tul), sauna	X			
i. Sprinkler sys	tem	X			$\overline{\Box}$
j. Heating sys	em age of system: unknown			<u> </u>	
k. Cooling/air o	conditioning system age of system: unknown			X	-
l. Water heate	·			X	
Please explain any	deficiencies noted in this Section and/or corrections or repairs to resolve these proble				
	ag machine hook up to be replaced.	:ms:		*.	
3. BUILDING STRU		N/A	YES	NO	ŲN- KNOW
	not they have been corrected, state whether there have been problems affecting:				
	ation or slab			X	
2) The struct	ure or exterior veneer			X	
3) The floors	and walls			X	
4) The doors	and windows			X	
b. 1) Has the ba	asement ever leaked?			X	〒
	did the basement last leak?				
	ever had any repairs done to the basement?			X	· _
	e had basement leaks repaired, when was the repair done?				
	ement presently leaks, how often does it leak? (e.g., every time it rains, only after an e	xtreme	ly heav	v rain	etc)
Explain:	the state of the s	XII CIII C	iy neav	y ruiri,	ctc.,
	perienced, or are you aware of, any water or drainage problems in the crawl space?	X			
	re of any damage to wood due to moisture or rot?				
	re or any gamage to wood due to moisture or forz				
A				X	
	re of any present or past wood infestation (e.g., termites, borers, carpenter ants,			X	
fungi, etc.)?	re of any present or past wood infestation (e.g., termites, borers, carpenter ants,			X	
f. Are you awa	re of any present or past wood infestation (e.g., termites, borers, carpenter ants, re of any damage due to wood infestation?			X	
fungi, etc.)? f. Are you awa 1) Has the ho	re of any present or past wood infestation (e.g., termites, borers, carpenter ants, re of any damage due to wood infestation? ouse or any other improvement been treated for wood infestation?			X	
f. Are you awa	re of any present or past wood infestation (e.g., termites, borers, carpenter ants, re of any damage due to wood infestation? ouse or any other improvement been treated for wood infestation?			X	
f. Are you awa 1) Has the ho	re of any present or past wood infestation (e.g., termites, borers, carpenter ants, re of any damage due to wood infestation? Duse or any other improvement been treated for wood infestation? whom?			X	
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fungi, etc.)? f. Are you awa 1) Has the ho 2) If yes, by w 3) Is there a Please explain any 4. ROOF a. How old is the b. Has the roof c. Has the roof	re of any present or past wood infestation (e.g., termites, borers, carpenter ants, re of any damage due to wood infestation? buse or any other improvement been treated for wood infestation? whom? warranty? deficiencies noted in this Section and/or corrections or repairs to resolve those proble ne roof covering? Age of the roof if known: leaked at any time since you have owned or lived at the property?	ms:	YES 20	NO 23	UN-
fungi, etc.)? f. Are you awa 1) Has the he 2) If yes, by v 3) Is there a Please explain any 4. ROOF a. How old is the b. Has the roof c. Has the roof d. When was the	re of any present or past wood infestation (e.g., termites, borers, carpenter ants, re of any damage due to wood infestation? buse or any other improvement been treated for wood infestation? whom? warranty? deficiencies noted in this Section and/or corrections or repairs to resolve those proble me roof covering? Age of the roof if known: leaked at any time since you have owned or lived at the property? leaked at any time before you owned or lived at the property? me last time the roof leaked?	ms:	YES 20	NO 23	UNIVERSION
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fungi, etc.)? f. Are you awa 1) Has the he 2) If yes, by v 3) Is there a Please explain any 4. ROOF a. How old is the b. Has the roof c. Has the roof d. When was the	re of any present or past wood infestation (e.g., termites, borers, carpenter ants, re of any damage due to wood infestation? Duse or any other improvement been treated for wood infestation? whom? warranty? deficiencies noted in this Section and/or corrections or repairs to resolve those proble me roof covering? Age of the roof if known: leaked at any time since you have owned or lived at the property? leaked at any time before you owned or lived at the property? me last time the roof leaked? er had any repairs done to the roof? O2/17/2025 Page 2 of 5	ms:	YES 20	NO 23 X	UNIVERSION

ROF	PERTY ADDRESS: 3656 Bristow Road	Bowling Gre	en	KY	. 4	2103
f.	Have you ever had the roof replaced?			X	$\overline{}$	
	If so, when? 2023					
g.	If the roof presently leaks, how often does it leak? (e.g., every tir	ne it rains, only after an extreme	lv heavy	rain. e	tc.)	
	Explain:		,			
h.	Have you ever had roof repairs that involved placing shingles on the entire roof covering? If so, when?	the roof instead of replacing			X	
Plea	se explain any deficiencies noted in this Section and/or corrections	or repairs to resolve those probl	ems:			-
					-	•
5. L/	AND / DRAINAGE		N/A	YES	NO	U
a.	Whether or not they have been corrected, state whether there h	ave heen problems affecting:	11/75	153	NO	KNO
	1) Soil stability	are been problems directing.				 [
	2) Drainage, flooding, or grading		$-\frac{1}{1}$			
	3) Erosion			-		 [
	4) Outbuildings or unattached structures		<u> </u>	_		
	Is the house located within a Special Flood Hazard Area (SFHA) m	ondetine the mount cff I		Ц	<u> </u>	
b.	insurance for federally backed mortgages?	landating the purchase of flood			X	
	If so, what is the flood zone?					
	Is there a retention / detention basin, pond, lake, creek, spring, o	r water shed on or adicining				
C.	this property?	i water sned on or adjoining			X	
Plea:	se explain any deficiencies noted in this Section and/or corrections	or renairs to resolve those proble		_		
	The state of the s	or repairs to resolve those proble			 -	
. P/	DUNDARIES				_	
			N/A	YES	NO	KNO
a. b.	Have you ever had a staked or pinned survey of the property per	ormed?			<u> X</u>	
	Are you in possession of a copy of any survey of the property?				X	[
с.	Are the boundaries marked in any way?					
	Explain:		· · ·			
d.	Do you know the boundaries?					<u></u>
	Explain:					
e.	Are there any encroachments or unrecorded easements relating	to the property?			X	
	Explain:					
-	ATER		N/A	YES	NO	KNO
a.	Source of water supply: WCWD	<u>.</u>				
b	Are you aware of below normal water supply or water pressure?				X	
C.	Has your water ever been tested? If so, attach the results or expl	ain.				
	Explain:					
	WER SYSTEM		N/A	YES	NO	KNO
a.	Property is serviced by:		[42]			
	1. Category I: Public Municipal Treatment Facility		X		<u> </u>	
	2. Category II: Private Treatment Facility		X			[
	3. Category III: Subdivision Package Plant					[
	4. Category IV: Single Home Aerobic Treatment System (HOME PA		X			
	5. Category V: Septic Tank with drain field, lagoon, wetland, or ot	· · · · · · · · · · · · · · · · · · ·		X		
	6. Category VI: Septic Tank with dispersal to an offsite, multi-prop	erty cluster treatment system	X			[
	7. Category VII: No Treatment/Unknown		X			
	Name of Servicer:					
b.	For properties with Category IV, V, or VI systems					
	Date of last inspection (sewer):					
		te last cleaned (septic):				
<u>C.</u>	Are you aware of any problems with the sewer system?				X	
C1	02/17/2025 Page 3 of 5					
	Initials Bate/Mine	Buver	Initials		Dat	te/T
<u> //(/</u>					_	
ller	Initials Date/Time KREC Form 402 12	/2022 Buyer	Initials		Dat	te/Ti

Please ex	Y ADDRESS: 3656 Bristow Road Bowling	Green	KY	4.	2103
	cplain any deficiencies noted in this Section:				
9. CONST	TRUCTION / REMODELING	N/A	YES	NO	UN-
	ve there been any additions, structural modifications, or other alterations made?			X	know
	o, were all necessary permits and government approvals obtained?	<u> </u>			
	plain:	<u> </u>			
	EOWNERS ASSOCIATION (HOA)		VEC	NO	UN-
	s the property subject to any restrictions, rules, or regulations of a Homeowners Association	N/A n? □	YES	NO NO	KNOW
	f yes, what is the annual or monthly assessment?	<u> </u>			
	HOA Name:	.			
	IOA Name:		-		
_	IOA Primary Contact Phone No. and email address:				
	he property a condominium?				
				X	
	es, you must also complete KREC Form 404, the Condominium Seller's Certificate				
asse	you aware of any condition or legal action that may result in an increase in dues, taxes or essments?			X	
	any features of the property shared in common with adjoining landowners, such as walls	· 🗆		X	
ten	ces, driveways, etc.?				Ц
e. Are	there any pet or rental restrictions?			X	
Ехр	lain:				
	ARDOUS CONDITIONS	N/A	YES	NO	UN- KNOW
	you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or indoned wells on the property?			X	
_ Are	you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste	<u> </u>			
b	ter contamination, asbestos, the use of urea formaldehyde, etc.)	"		X	
Every pur	LEAD BASED PAINT DISCLOSURE REQUIREMENT rchaser of any interest in residential real property on which a residential dwelling was but		78 is no		that
Every pur such prop	LEAD BASED PAINT DISCLOSURE REQUIREMENT	h risks.	978 is no	otified	that
Every pur such prop c. Was	LEAD BASED PAINT DISCLOSURE REQUIREMENT rchaser of any interest in residential real property on which a residential dwelling was but perty may present exposure to lead from lead-based paint, which may cause certain healt	h risks.		otified	
Every pur such prop c. Was d. Are	LEAD BASED PAINT DISCLOSURE REQUIREMENT rchaser of any interest in residential real property on which a residential dwelling was but perty may present exposure to lead from lead-based paint, which may cause certain healt s this house built before 1978? you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT	h risks.		otified	
Every pur such prop c. Was d. Are Radon is s health ris	LEAD BASED PAINT DISCLOSURE REQUIREMENT rchaser of any interest in residential real property on which a residential dwelling was but perty may present exposure to lead from lead-based paint, which may cause certain healt is this house built before 1978? I you aware of the existence of lead-based paint in or on this house?	n risks.	es, may	otified X prese	nt
Every pur such prop c. Was d. Are Radon is health ris visit chfs.	LEAD BASED PAINT DISCLOSURE REQUIREMENT rchaser of any interest in residential real property on which a residential dwelling was but perty may present exposure to lead from lead-based paint, which may cause certain healt s 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 sufficiency.	n risks.	es, may	prese	nt tion,
Every pur such prop c. Was d. Are Radon is health ris visit chfs. e. 1) A	LEAD BASED PAINT DISCLOSURE REQUIREMENT rchaser of any interest in residential real property on which a residential dwelling was but perty may present exposure to lead from lead-based paint, which may cause certain healt s 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 sufficiency. Sks, including lung cancer. The Kentucky Department for Public Health recommends radon ky.gov and search "radon."	ent quantitie	es, may	otified X prese	nt
Every pur such prop c. Was d. Are Radon is health ris visit chfs. e. 1) A 2) If	LEAD BASED PAINT DISCLOSURE REQUIREMENT rchaser of any interest in residential real property on which a residential dwelling was but perty may present exposure to lead from lead-based paint, which may cause certain healt s 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 sufficiency, including lung cancer. The Kentucky Department for Public Health recommends radon lky.gov and search "radon." Are you aware of any testing for radon gas? f yes, what were the results?	ent quantitie	es, may	prese forma	nt tion,
Every pur such prop c. Was d. Are Radon is health ris visit chfs. e. 1) A 2) If f. 1) Is	LEAD BASED PAINT DISCLOSURE REQUIREMENT rechaser of any interest in residential real property on which a residential dwelling was but perty may present exposure to lead from lead-based paint, which may cause certain healt is 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 sufficients, including lung cancer. The Kentucky Department for Public Health recommends radon ky.gov and search "radon." Are you aware of any testing for radon gas? If yes, what were the results? Is there a radon mitigation system installed?	ent quantitie testing. For	es, may	prese forma	nt tion,
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Every pursuch property d. Are Radon is a health ris visit chfs. e. 1) A 2) If f. 1) Is A property ritten disclose n g. 1) Is	LEAD BASED PAINT DISCLOSURE REQUIREMENT rechaser of any interest in residential real property on which a residential dwelling was but perty may present exposure to lead from lead-based paint, which may cause certain healt is this house built before 1978? RADON DISCLOSURE REQUIREMENT a naturally occurring radioactive gas that, when it has accumulated in a building in sufficients, including lung cancer. The Kentucky Department for Public Health recommends radon laky. gov and search "radon." Are you aware of any testing for radon gas? If yes, what were the results? Is there a radon mitigation system installed? If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT to owner who chooses NOT to decontaminate a property used in the production of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 Kenthamphetamine contamination is a Class D Felony under KRS 224.99-010. Is the property currently contaminated by the production of methamphetamine? If no, has the property been professionally decontaminated from methamphetamine	ent quantitie testing. For I	es, may more in	prese forma	nt tion,
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ROPERTY ADDRESS: 3656 Are you aware of any viola	tions of local, state, or fe	deral laws, codes, or ordinance	s relating to			(E-2)	
c. this property?						X	
d. Are there any transferable	warranties?					X	
Explain:				-			
						_	
e. Has this house ever been o	lamaged by fire or other o	disaster?				X	
Explain:		<u> </u>					
f. Are you aware of the exist		gi on the property?		_ <u>_</u> _		X	
g. Has this house ever had pe Explain: dog	ets living in it?						
h. Is this house in a historic d	istrict or listed on any reg	istry of historic places?	···			<u> </u>	
13. ADDITIONAL INFORMATION		istry of historic places?					UN
		hould be disclosed to the Buyer	2		YES	NO X	KNOV
		. Attach additional sheets, as no			Ш	Meri	
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