## 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

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This form applies to residential rea	l patata salas and muulus see	TELL C
tilis (Offit applies to residential rea	restate saies and dirchases	I DISTARM IS NOT FORGIFOR FOR
	articles and and partiages.	Triis ioiiii is not required for.

- Residential purchases of new construction homes if a warranty is provided; or
- Sales of real estate at auction; or

	3. A court supervised foreclosure					
A:	s a Seller, you are asked to disclose what you know about the property you are selling.	Your answers	to the	auesti:	ons in	this for
] m	lust be based on the best of your knowledge of the property you are selling, however	and whenever	you ga	ained t	hat kn	owleds
LPI	ease take your time to answer these questions accurately and completely.		·			
Pr	operty Address	<del>_</del>				
	595 old Zula Rd.					
Cit	Monticello	ite ル.	Zip	11.0	_	
PL	JRPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements	F1. 324 200	1/	1000L	·- <del></del> .	
dis	sclosure of conditions" relevant to the listed property. This disclosure is based on	07 KKS 324,300 the Seller's kn	that m	andate	es the "	seller's'
CO	ndition and the improvements thereon, however that knowledge was gained. This d	isclosure form	shall n	nt he a	a Water	antu hi
tne	e Seller or real estate agent and shall not be used as a substitute for an inspection or	warranty that	the nu	rchaso	r may i	uich to
OD.	tain. This form is a statement of the conditions and other information about the prope	erty known by t	he Selle	er Holi	ace oth	orudeo
aav	vised, the Seller does not possess any expertise in construction, architecture, engineer	ring, or any oth	er spec	cific are	asc rol	atad ta
the	e construction or condition of the property or the improvements on it. Unless otherw	ise advised the	e Sellei	r hac n	at can	ductod
any	y inspection of generally inaccessible areas such as the foundation or roof. The Buye	r is encourage	d to ob	otain hi	is or he	er own
pro	pressional inspections of this property.					
INS	STRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all k	known conditio	ns affe	ecting 1	the pro	nnerty.
reg	ardiess of how you know about them or when you learned. (3) Attach additional pag	es, if necessary	v with	Vours	ianatu	ro and
tne	date and time of signing. (4) Complete this form yourself or sign the authorization at	the end of this	form to	o auth	ariza ti	an roal
esta	ate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) H	f an item does r	not app	ly to w	Our orc	nortic
mai	rk "not applicable." (6) If you truthfully do not know the answer to a question, mark "	'unknown." (7)	If you	learn a	any fac	t prior
to u	closing that changes one or more of your answers to this form after you have completed agent or any potential buyer of the change in writing.	ted and submit	tted it,	immed	liately	notify
SELI	LER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the	ne property. Th	is info	rmatio	n is tru	ie and
accu	urate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) th	he real estate a	gent to	o provi	رم د ماما	onu of
this	statement to any person or entity in connection with actual or anticipated sale of the	ne property or	as othe	arwise	provid	led by
law.	The following information is not the representation of the real estate agent.		<u>-</u>			
	Answer all questions to the BEST OF YOUR KNOWLEDGE. Attach a	dditional she	eets a	s nec	essarv	1.
1. PF	RELIMINARY DISCLOSURES		N/A	YES	NO	UN-
a.	Have you ever lived in the house? If yes, please indicate the length of time:				K	KNOWN
b.	List the date (month / year) you purchased the house.	<u> </u>				
C.	Do you own the property as (an) individual(s) or as representative(s) of a company?	4446 Z	ر ۱۰			
	Explain:	A	NU		<del></del> -	
d.	Has the house been used as a rental? If yes, length of time rented?				Ø	
e.	Has this house ever been vacant (not lived-in) for more than three (3) consecutive m	onthe?		<u> </u>		
f.	Has this house ever been used for anything other than a residence?	Untital				믐
	Explain:	<u> </u>		<u> </u>	<b>├</b>	
						1

Seller Initials

Page 1 of 5

Buyer Initials

Date/Time

PROPERTY ADDRESS:					
2. HOUSE SYSTEMS					
Whether or not they have been corrected, state	whether there have been problems affecting:	N/	'A YES	S NO	, ,
a. Plumbing					,
b. Electrical system			] [		
c. Appliances				- X	
d. Ceiling and attic fans				X	
e. Security system					
f. Sump pump		Z Z			
g. Chimneys, fireplaces, inserts		X			
h. Pool, hot tub, sauna				_ 📙	
I. Sprinkler system		X			
j. Heating system	age of system:				
k. Cooling/air conditioning system	age of system:			<u> X</u>	
I. Water heater					
	age of system: $Q_{VaS}$ on and/or corrections or repairs to resolve these			[ <u>X</u>	
BUILDING STRUCTURE		N/A	Vrc		
. Whether or not they have been corrected, s	tate whether there have been problems affectir	IN/A	YES	NO	KI
1) The foundation or slab	The state of the second problems affectiff	<u>Б.</u>			
2) The structure or exterior veneer				<u> </u>	
3) The floors and walls		<u>_</u>		<u>[X]</u>	
4) The doors and windows				X	
1) Has the basement ever leaked?				<u>1</u> 29	
2) If so, when did the basement last leak?		<b>X</b>			
3) Have you ever had any repairs done to the	hasement?		<u> </u>		
4) If you have had basement leaks repaired, w					
5) If the basement presently leaks, how ofter	n does it leak? (e.g., every time it rains, only afte	r an ovtrom	0 h = h = = .		_
Explain:	(-18) every time it rules, only after	I all extrem	ery neav	y raili,	210
Have you experienced, or are you aware of, a	any water or drainage problems in the crawl spa	ce?	T <b>S</b> PT		
Are you aware of any damage to wood due to	n moisture or rot?		<u> </u>		_ [
	nfestation (e.g., termites, borers, carpenter ants				_ (
fungi, etc.)?	mestation (e.g., terrintes, borers, carpenter ants	·, 🔲		Ø	Ε
Are you aware of any damage due to wood in	ifestation?		<del>-                                    </del>	<b>№</b> 7	
1) Has the house or any other improvement b				<u>X</u>	[
2) If yes, by whom?	recriticated for wood infestation?			_ <b>Z</b>	
3) Is there a warranty?					
	and/or corrections or repairs to resolve those p				
INSTALLED FRENCH DRA	IN AROUND REAR OF hoo.	· -		<del></del>	
Will.	TISPES OF NOO	) J=			
1.0					_
OOF			1/22		UN
How old is the roof covering? Age of the roof i	fknown: 11444 and 1	N/A	YES	NO	KNOY
Has the roof leaked at any time since you have					
				İΖ	
Has the roof leaked at any time before you ow	nied or lived at the property?				X
When was the last time the roof leaked?					
Have you ever had any repairs done to the roo	17			X	
4/2/25 1 'ADDA	Page 2 of F				
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· .	44			Date/	ım
nitials Date/Time	KREC Form 402 12/2022	yer Initials			

PROPERTY ADDRESS:					
f. Have you ever had the roof replaced?				X	
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	extremely	heav		etc i	
Explain:		11007	y rain,		
h. Have you ever had roof repairs that involved placing shingles on the roof instead of replative the entire roof covering? If so, when?	acing			×	
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve the	oca probler				
The state of the s	ze broner	115.			
					<del></del> -
5. LAND / DRAINAGE					
Whether or not they have been corrected, state whether there have been problems affer	<del></del>	N/A	YES	NO	UN- KNOWN
1) Soil stability	cting:				
2) Drainage, flooding, or grading					
3) Erosion			<u></u> X		
4) Outbuildings or unattached structures	_			X.	
				<u> </u>	
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of insurance for federally backed mortgages?	of flood				D.
If so, what is the flood zone?					
c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoint this property?	-			<b>X</b>	
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those	se problem	S:			
SEE 3 FROMCH DRAIN	<del></del>				
6. BOUNDARIES		N/A	YES	NO	ÜN-
a. Have you ever had a staked or pinned survey of the property performed?				<b>IX</b>	KNOWN
b. Are you in possession of a copy of any survey of the property?		_		(X).	
c. Are the boundaries marked in any way?					<u></u>
Explain:					
d. Do you know the boundaries?			<b>X</b>		
Explain:					_ <u></u> -
e. Are there any encroachments or unrecorded easements relating to the property?			П		<u>X</u>
Explain:					14-25
7. WATER	N	I/A	YES	NO	UN-
a. Source of water supply: C, ty Water		<u></u>			KNOWN
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 explain.				<u> </u>	
Explain:					
B. SEWER SYSTEM	N	/A	YES	NO	UN-
a. Property is serviced by:					KNOWN
1. Category I: Public Municipal Treatment Facility					
2. Category II: Private Treatment Facility		]			
3. Category III: Subdivision Package Plant		]			
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	Ĺ	j			
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal			$\equiv$		
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment sys	tem [	<u> </u>			
7. Category VII: No Treatment/Unknown					<b>X</b> 0
Name of Servicer:					<b>-7</b> 5'
b. For properties with Category IV, V, or VI systems	<del></del>				
Date of last inspection (sewer):					
Date of last inspection (septic): Date last cleaned (septic):					
Are you aware of any problems with the sewer system?		]		X	
## 4/7/a 5 1:'01 Pm Page 3 of 5  ler Initials Date/Time	Ph				<u>-</u>
	Buyer Initia	ils		Date/	Time/
ller initials Date/Time KREC Form 402 12/2022	Buyer Initia	ls		Date/	Time

Seller initials

Date/Time

Buyer Initials

Date/Time

Please explain any deficiencies noted in this Section:				
Trease explain any dendencies noted in this section:	<u> </u>			
9. CONSTRUCTION / REMODELING				
a. Have there been any additions, structural modifications, or other alterations made?	N/A			ĸ
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?	N/A			K
2) If yes, what is the annual or monthly assessment?	<b>/</b>			
3) HOA Name:				
HOA Primary Contact Name:				
HOA Primary Contact Phone No. and email address:				
b. Is the property a condominium?		<del></del>		
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	N/A	YES	NO	KN
are you aware or any underground storage tanks, old septic tanks, field lines, distance or				
ahandoned wells on the property?	П	П	X	٦
abandoned wells on the property?  Are you aware of any other environmental hazards? (e.g., carbon monoxide, bazardous waste)			×	
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Seller Initials Date/Time

KREC Form 402 12/2022

Buyer Initials Date/Time

c. this property?	or local, state, or rede	ral laws, codes, or ordinances relating to			×	
d. Are there any transferable warra	nties?				X	_
Explain:					<u> </u>	<del></del>
e. Has this house ever been damag	ged by fire or other disa	nster?				
Explain:						
f. Are you aware of the existence o		on the property?			X.	
g. Has this house ever had pets livin	ng in it?					
Explain:  h. Is this house in a historic district of the contract of the contr	or listed on payer-it-					
13. ADDITIONAL INFORMATION	or listed on any registr	y of historic places?			<u>1</u> 2	
Do you know anything else about the p	roperty that that shou	IId ha disaloged to the Day 2	N/A	YES	NO	KN
f yes, please provide details in the space	ce provided below At	trach additional shoots as assessed			_X	_
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Seller Initials Date/Time KREC Form 402 12/2022

Buyer Initials

Date/Time