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 DISCLOSLINE OF DEODEDTY CONDITION

SECRET S DISCLOSURE OF PROPERTY CO	NDHIUN			
tial real estate sales and purchases. This form is not req	uired for:			
es of new construction homes if a warranty is provided; o	or			
•				
oreclosure				
disclose what you know about the property you are selli	ng. Your answers t	to the quest	tions in t	his for
i your knowledge of the property you are selling, hower	ver and whenever	you gained	that kno	wledg
ver these questions accurately and completely.				
Radio Station Dd.		-		
	State, 1	Zip		
	KY	4216	7	
RM: Completion of this form shall satisfy the requiremen	its of KRS 324.360	that manda	tes the "	eller's
evant to the listed proberty. This disclosure is based a	an the Sellar's kn	oulodes se	1.1	
ills tilefeon, nowever that knowledge was gained. This	e dieclaeura farm i	chall bakk-		
dilu sildii ilul De useo as a slinstitute tor an incoertion	or warranty that t	ha number		
of the conditions and other information about the pro	perty known by th	ne Seller, Ur	iless oth	erwise
of the property or the improvements and the Links	eering, or any oth	er specific a	reas rela	ted to
accessible areas such as the foundation or roof. The Re-	rwise advised, the	e Seller has	not cond	lucted
s property.	iyer is encouraged	to obtain	his or he	rown
• • •				
R(S): (1) Answer every question truthfully. (2) Report a	II known conditio	ns affecting	the pro	perty.
DOUL LIBIT OF WITER VOL RATHER IST Affach additional r	tagos if hospesse			
H Complete this form vourself or sign the authorization	at the and of thic.	form to		
JUNION YOUL DENAIT IN ACCOMBANCE WITH KRS 377 360701 79	(1) If an itam dage n	at analiss		
y ulumuny go not know the answer to a direction, mai	"U"	If you be a		
ver of the change in writing	pleted and submit	ted it, imme	ediately :	notify
r(s), I $/$ we disclose the following information regarding	the property. Th	is informati	on is tru	bns =
f Knowledge as of the date signed. Seller(s) authorize/s	the real estate a	ant to pre-		_
r entity in connection with actual or anticipated sale o	f the property or a	as otherwis	e provide	ed by
is not the representation of the real estate agent.				. [
ns to the <u>BEST OF YOUR KNOWLEDGE</u> . Attach	additional she	ets as ne	cessary	,
		N/A YES	NO	UN-
				KNOWN
s (an) individual(s) or as representative(s) of a company	?	<u></u>		
		<u> </u>	<u> </u>	
s a rental? If yes, length of time rented?			7	
acant (not lived-in) for more than three (3) consecutive	months?			
sed for anything other than a residence?				
		-	_ يعلن	
				
Page 1 of 5				
	Buyer I	nitials	Date/	lme
KREC Form 402 12/2022	Roverto	nitiale	Data	7
	ital real estate sales and purchases. This form is not reques of new construction homes if a warranty is provided; at auction; or oreclosure disclose what you know about the property you are selling, however these questions accurately and completely. Padro Station: This disclosure is based of the property. This disclosure is based of the property. This disclosure is based of the property. This disclosure is based of the property of the conditions and other information about the proposess any expertise in construction, architecture, engine of the property or the improvements on it. Unless other accessible areas such as the foundation or roof. The Business are such a	ital real estate sales and purchases. This form is not required for: es of new construction homes if a warranty is provided; or at auction; or oreclosure disclose what you know about the property you are selling. Your answers if your knowledge of the property you are selling, however and whenever wer these questions accurately and completely. Padro State, A. Stat	ital real estate sales and purchases. This form is not required for: es of new construction homes if a warranty is provided; or at auction; or foreclosure disclose what you know about the property you are selling. Your answers to the quest for your knowledge of the property you are selling, however and whenever you gained were these questions accurately and completely. Part in the first property. This disclosure is based on the Seller's knowledge of earns thereon, however that knowledge was gained. This disclosure form shall not be and shall not be used as a substitute for an inspection or warranty that the purchas at of the conditions and other information about the property known by the Seller. Up spess any expertise in construction, architecture, engineering, or any other specific a of the property or the improvements on it. Unless otherwise advised, the Seller has accessible areas such as the foundation or roof. The Buyer is encouraged to obtain as property. R(S): (1) Answer every question truthfully. (2) Report all known conditions affecting bout them or when you learned. (3) Attach additional pages, if necessary, with your by Complete this form yourself or sign the authorization at the end of this form to aut born on your behalf in accordance with KRS 324.36(9), (5) If an item does not apply to u truthfully do not know the answer to a question, mark "unknown." (7) If you learn more of your answers to this form after you have completed and submitted it, immiver of the change in writing. (s), I / we disclose the following information regarding the property. This informati r knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to pro r entity in connection with actual or anticipated sale of the property or as otherwis is not the BEST OF YOUR KNOWLEDGE. Attach additional sheets as ne house? If yes, please indicate the length of time: You purchased the house.	tial real estate sales and purchases. This form is not required for: as of new construction homes if a warranty is provided; or at auction; or foreclosure disclose what you know about the property you are selling. Your answers to the questions in the foundation of the property you are selling, however and whenever you gained that know the property you are selling, however and whenever you gained that know the property you are selling, however and whenever you gained that know the seller's grow however these questions accurately and completely. **Pack of State Zip

KREC Form 402 12/2022

Buyer Initials

	ODRESS: 2651 Radio Station Rd				
2. HOUSE SY Whether or	not they have been corrected, state whether there have been problems affecting:				
a. Plumbi	ng	N/A) K
	al system				
c. Appliar					
	and attic fans			🗆	
	system				
		·Ð			
f. Sump p					
	ys, fireplaces, inserts	, I			<u>_</u>
	t tub, sauna	~=			—.—. I
i. Sprinkle					<u>. </u>
j. Heating					
k. Cooling/	air conditioning system age of system: New Bail 2025				
I Water h	eater age of system: New Bull 2025				
Please explain	any deficiencies noted in this Section and/or corrections or repairs to resolve these prol				
3. BUILDING S a. Whether	RUCTURE or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	KNO
				4	
	acture or exterior veneer			4	
	ors and walls				
· · · · · · · · · · · · · · · · · · ·	ors and windows				
	basement ever leaked?			<u> </u>	Ī
	en did the basement last leak?				
3) Have yo	u ever had any repairs done to the basement?				
4) If you h	we had basement leaks repaired, when was the repair done?				_=
5) If the ba	sement presently leaks, how often does it leak? (e.g., every time it rains, only after an	extreme	lv heav	v rain s	atc \
exhiam:			., may	y I GILLI, C	C
c. Have you e	xperienced, or are you aware of, any water or drainage problems in the crawl space?				
d. Are you av	are of any damage to wood due to moisture or rot?			<u> </u>	
Are you aw	are of any present or past wood infestation (e.g., termites, borers, carpenter ants,			Φ	
e. fungi, etc.)	, terrinces, borers, carpenter ants,				_
	are of any damage due to wood infestation?				- 1 1
f. Are you aw					_ <u>_</u> _
				ф	
1) Has the l	ouse or any other improvement been treated for wood infestation?				
1) Has the l 2) If yes, by	ouse or any other improvement been treated for wood infestation? whom?			ф	
1) Has the I 2) If yes, by 3) Is there a	ouse or any other improvement been treated for wood infestation? whom? warranty?			ф	
1) Has the I 2) If yes, by 3) Is there a	ouse or any other improvement been treated for wood infestation? whom?			ф	
1) Has the I 2) If yes, by 3) Is there a	ouse or any other improvement been treated for wood infestation? whom? warranty?			ф	
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1) Has the l 2) If yes, by 3) Is there a lease explain an	ouse 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			ф ф	UN-
1) Has the l 2) If yes, by 3) Is there a lease explain an ROOF	ouse 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 the roof covering? Age of the roof if known:	ems:		ф ф	UN-
1) Has the I 2) If yes, by 3) Is there a lease explain an ROOF h. How old is the	ouse 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 se roof covering? Age of the roof if known: leaked at any time since you have owned or lived at the property?	ems:		ф ф	UN-
1) Has the I 2) If yes, by 3) Is there a lease explain an ROOF a. How old is the coof b. Has the roof	ouse 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 se 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?	ems:	YES	П П	UN-
1) Has the I 2) If yes, by 3) Is there a lease explain an ROOF a. How old is the coof b. Has the roof	ouse 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 se roof covering? Age of the roof if known: leaked at any time since you have owned or lived at the property?	ems:	YES	П No	UN-
1) Has the I 2) If yes, by 3) Is there as lease explain an ROOF a. How old is to Has the roof b. Has the roof l. When was the	ouse 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 se 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?	ems:	YES	NO .	UNI-
1) Has the I 2) If yes, by 3) Is there as lease explain an ROOF a. How old is to Has the roof b. Has the roof l. When was the	whom? whom? warranty? wdeficiencies noted in this Section and/or corrections or repairs to resolve those proble the 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? leaked any time the roof leaked? In had any repairs done to the roof?	ems:	YES	NO .	UN- KINGWN
1) Has the lease explain an ROOF a. How old is the roof that the roof the was the roof that the roof that the roof that the roof the was the roof that the roof the roof that the roof that the roof that the roof that the roof the roof the roof that the roof that the roof t	whom? warranty? wdeficiencies noted in this Section and/or corrections or repairs to resolve those proble the 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? leaked at any repairs done to the roof? Page 2 of 5	ems:	YES	NO .	UNI-
1) Has the I 2) If yes, by 3) Is there as steamer and an	whom? whom? warranty? wdeficiencies noted in this Section and/or corrections or repairs to resolve those proble the 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? leaked any time the roof leaked? In had any repairs done to the roof?	ems:	YES	NO .	UN- KNOWN

PROPERTY A		ion Rd	•			
	you ever had the roof replaced?					
If so, \	vnen/					
g. If the Explai	roof presently leaks, how often does it leak? (e.g., every time it rains n:	, only after an extrem	ely hea	vy rain,	etc.)	
h Have y	ou ever had roof repairs that involved placing shingles on the mofir	nstead of replacing				
the en	tire roof covering? If so, when?	· -				
Please expla	in any deficiencies noted in this Section and/or corrections or repairs	to resolve those prob	olems:			
5. LAND / DI			N/A	YES	NO	
a. Wheth	er or not they have been corrected, state whether there have been p	problems affecting:				KN
1) Soil s	tability					
	nage, flooding, or grading					<u>'</u>
3) Erosi	on					
	uildings or unattached structures					<u>'</u>
b. Is the h	ouse located within a Special Flood Hazard Area (SFHA) mandating t	he purchase of flood				
insuran	ce for federally backed mortgages?	no parendos en noca				[
If so, wh	nat is the flood zone?					
c. Is there	a retention / detention basin, pond, lake, creek, spring, or water she	ed on or adjoining				
this proj	perty?					
Please explain	any deficiencies noted in this Section and/or corrections or repairs t	o resolve those probl	ems:			
. BOUNDARII						
	sever had a staked or pinned survey of the property performed?	· · · · · · · · · · · · · · · · · · ·	N/A	YES	NO	U) KNO
	n possession of a copy of any survey of the property?	· · · · · · · · · · · · · · · · · · ·				
	oundaries marked in any way?					
Explain: d. Do vou k	Associated from June 2				•	
V-0	now the boundaries?	-				
Explain:						
e. Are there Explain:	any encroachments or unrecorded easements relating to the prope	erty?			Œ	
WATER						
	water supply:		N/A	YES	NO	KNOV
	water supply: Ware of below normal water supply or water pressure?	Pal				
: Has your v Explain:	water ever been tested? If so, attach the results or explain.					
SEWER SYSTE	16.4					
			N/A	YES	NO	L'N- KNOW
······	s serviced by: y I: Public Municipal Treatment Facility	<u> 2025 </u>				 :
		····				
	y II: Private Treatment Facility	10. 10. 10.				
	y III: Subdivision Package Plant					
4. Categor	VIV: Single Home Aerobic Treatment System (HOME PACKAGE PLAN	IT)				
5. Category	V: Septic Tank with drain field, lagoon, wetland, or other onsite dis	persal		-		
6. Category	VI: Septic Tank with dispersal to an offsite, multi-property cluster t	reatment system				\exists
	VII: No Treatment/Unknown					급
Name of Se						
	ies with Category IV, V, or VI systems			-		
	inspection (sewer):					
	Inspection (septic): Date last cleane	d (septic):		<u> </u>		
Are you awa	are of any problems with the sewer system?					
\mathcal{C} .	Page 3 of 5					<u> </u>
Initials	Date/Time	Buyer Ir	iltials		Date/	Time
- Initial-	Date/Time KREC Form 402 12/2022					
rinitials	Date/Time KREC Form 402 12/2022	Buyer In	itials		Date/	Time

g CONSTE					
A COMPLE	RUCTION / REMODELING	N/A	VEC	No.	
a. Have	there been any additions, structural modifications, or other alterations made?		YES	No	, Kı
b. If so,	were all necessary permits and government approvals obtained?				
Expla		<u> </u>			
10. HOME	OWNERS ASSOCIATION (HOA)	N/A	VEC		
a. 1) is t	he property subject to any restrictions, rules, or regulations of a Homeowners Association?		YES	NO	K
2) If y	es, what is the annual or monthly assessment?				
3) HO	A Name:				
НО	A Primary Contact Name:		 -		
HO.	A Primary Contact Phone No. and email address:				
	property a condominium?				
If yes,	you must also complete KREC Form 404, the Condominium Seller's Certificate				
c. Are yo	ou aware of any condition or legal action that may result in an increase in dues, taxes or		~	-	
assess	ments?				ı
d. Are an	y features of the property shared in common with adjoining landowners, such as walls,	 -			
fences	, driveways, etc.?				
	ere any pet or rental restrictions?				
Explair	l:		 -		
11 HA74DD	OUS CONDITIONS				
	aware of any underground storage tanks, old septic tanks, field lines, cisterns, or	N/A	YES	NO	KN
abando	ned wells on the property?				
b. Are you water o	aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, ontamination, asbestos, the use of urea formaldehyde, etc.)				
c. Was thi	may present exposure to lead from lead-based paint, which may cause certain health risks house built before 1978?				
d. Are you	aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT				_
ten e si nobs{		***			
isit chfs.ky.go	turally occurring radioactive gas that, when it has accumulated in a building in sufficient quelling lung cancer. The Kentucky Department for Public Health recommends radon testion and search "radon."	ng. For n	s, may nore inf	presen formati	
isit chfs.ky.go e. 1) Are yo	octuaing lung cancer. The Kentucky Department for Public Health recommends radon testion and search "radon." ou aware of any testing for radon gas?	uantitie ng. For n	- 		t on,
isit chfs.ky.go e. 1) Are yo 2) If yes,	by and search "radon." by and search "radon." by aware of any testing for radon gas? what were the results?	ng. For n	s, may nore inf	presen formati	t on,
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risks, in risit chfs.ky.go e. 1) Are yo 2) If yes, f. 1) Is ther	ictioning lung cancer. The Kentucky Department for Public Health recommends radon testion and search "radon." ou aware of any testing for radon gas? what were the results? e a radon mitigation system installed? is it functioning properly?	ng. For n	s, may nore inf	presen formati	t on,
earth risks, invisit chfs.ky.go e. 1) Are yo 2) If yes, f. 1) Is ther 2) If yes, property ow ritten disclos sclose metha	what were the results? The Kentucky Department for Public Health recommends radon testion and search "radon." The way and search "radon." The way aware of any testing for radon gas? What were the results? The a radon mitigation system installed? The is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT There who chooses NOT to decontaminate a property used in the production of methan ure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47 mphetamine contamination is a Class D Felony under KRS 224.99-010.	ng. For n	s, may	presen formati	t Con,
earth risks, ir isit chfs.ky.go e. 1) Are yo 2) If yes, f. 1) Is ther 2) If yes, property ow ritten discloss sclose methal	what were the results? We are a radon mitigation system installed? What were the results? WETHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT WHAT WHO chooses NOT to decontaminate a property used in the production of methal We of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47 Methamphetamine contamination is a Class D Felony under KRS 224.99-010. We property currently contaminated by the production of methamphetamine?	ng. For n	s, may	presen formati	t on,
earth risks, ir isit chfs.ky.go e. 1) Are yo 2) If yes, f. 1) Is ther 2) If yes, property ow ritten discloss sclose methal	what were the results? The Kentucky Department for Public Health recommends radon testion and search "radon." The way and search "radon." The way are of any testing for radon gas? What were the results? The a radon mitigation system installed? The is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT There who chooses NOT to decontaminate a property used in the production of methan ure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47 mphetamine contamination is a Class D Felony under KRS 224.99-010. The property currently contaminated by the production of methamphetamine? The search "radon."	mphetar	s, may nore inf	presen Formati	t con,
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each risks, ir isit chfs.ky.go e. 1) Are you 2) If yes, f. 1) Is ther 2) If yes, property ow ritten disclos sclose metha g. 1) Is the property of the property	ictioning lung cancer. The Kentucky Department for Public Health recommends radon testion and search "radon." by and search "radon." by aware of any testing for radon gas? what were the results? be a radon mitigation system installed? is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT where who chooses NOT to decontaminate a property used in the production of methal ure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47 mphetamine contamination is a Class D Felony under KRS 224.99-010. broperty currently contaminated by the production of methamphetamine? as the property been professionally decontaminated from methamphetamine ation?	mphetar:200. Fa	s, may nore inf	presenformati	t don,
each risks, in isit chfs.ky.go e. 1) Are you 2) If yes, f. 1) Is ther 2) If yes, property ow ritten disclos sclose metha g. 1) Is the property of the property	what were the results? The Kentucky Department for Public Health recommends radon testion aware of any testing for radon gas? What were the results? The a radon mitigation system installed? The aradon mitigation system installed? The ara	mphetar:200. Fa	s, may nore inf	presenformati	aake
each risks, ir isit chfs.ky.go e. 1) Are you 2) If yes, f. 1) Is ther 2) If yes, property ow ritten disclos sclose metha g. 1) Is the property of the property	what were the results? The Kentucky Department for Public Health recommends radon testion and search "radon." The wave of any testing for radon gas? What were the results? The a radon mitigation system installed? The is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT There who chooses NOT to decontaminate a property used in the production of methal There who chooses NOT to decontaminate a property used in the production of methal There who chooses NOT to decontaminate to KRS 224.1–410(10) and 902 KAR 47 There who chooses NOT to decontaminate to KRS 224.99-010. The property contamination is a Class D Felony under KRS 224.99-010. The property currently contaminated by the production of methamphetamine? The property been professionally decontaminated from methamphetamine atton?	mphetar:200. Fa	s, may nore inf	presenformati	t con,

d. Are there any transferable warranties? Explain: E. Has this house ever been damaged by fire or other disaster? Esplain: F. Are you aware of the existence of mold or other fungt on the property? B. Has this house ever had pets living in fi? Explain: I. Is this house ever had pets living in fi? Explain: I. As Explain: I. As Seller(s) / we hereby certify that the information disclosed to the Buyer. In the Buyer in this buyer in writing of any changes that become known to me / us produced a copy of this seller's Disclosure of Property form. Explain: I. As Seller(s) / we hereby certifies they have received a copy of this Seller's Disclosure of Property form. Explain: I. As Seller(s) / we refuse to complete this form and acknowledge such refusal. Indipal Broker / Real Estate Agent Estate Agent Signature Date The Buyer (s) hereby certifies they have received a copy of this Seller's Disclosure	PROPERTY ADDRESS: 2651 c. Are you aware of any violation this property?	ns of local, state, or fe	ederal laws, codes, or ordinances relating to			
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