



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

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
3. 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.

Property Address

24 Rainbow Run

City

Albany

State

KY

Zip

42602

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 **BEST OF YOUR KNOWLEDGE**. Attach additional sheets as necessary.

1. PRELIMINARY DISCLOSURES

- | | N/A | YES | NO | UNKNOWN |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Have you ever lived in the house? If yes, please indicate the length of time: <u>Vacation</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. List the date (month / year) you purchased the house. <u>7/24/09</u> | | | | |
| c. Do you own the property as (an) individual(s) or as representative(s) of a company? <u>Individual</u> | | | | |
| Explain: | | | | |
| d. Has the house been used as a rental? If yes, length of time rented? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Has this house ever been used for anything other than a residence? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Explain: | | | | |

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2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:

	N/A	YES	NO	UNKNOWN
a. Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts B	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Heating system	age of system: 5 years	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Cooling/air conditioning system	age of system: 15 years	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Water heater	age of system: 15 years	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:

Cooling / air conditioning. Board & coils replaced 2024 (upstairs unit)
basement insert (Fireplace work light)

3. BUILDING STRUCTURE

a. Whether or not they have been corrected, state whether there have been problems affecting:

	N/A	YES	NO	UNKNOWN
1) The foundation or slab	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 1) Has the basement ever leaked?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If so, when did the basement last leak?				
3) Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 rain, etc.)				

Explain:

c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are you aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) If yes, by whom? AA Rid-All & Terminix				
3) Is there a warranty? Yes & is transferable				

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: See separate addendum included

2023 - leak in roof caused water damage to dry wall & entry way.
Which led to subsequent termite damage. Frnt door & S-Studs &
header replaced. Dry Wall replaced & painted. 2013 - Termite damage
on studs near windows. Replaced & repaired.

4. ROOF

	N/A	YES	NO	UNKNOWN
a. How old is the roof covering? Age of the roof if known: 2 years				
b. Has the roof leaked at any time since you have owned or lived at the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Has the roof leaked at any time before you owned or lived at the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. When was the last time the roof leaked? 2023				
e. Have you ever had any repairs done to the roof? replaced 2023	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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- f. Have you ever had the roof replaced? ☐ ☒ ☐ ☐
 If so, when? 2023 (Shingles)
- g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)
 Explain:
- h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? ☐ ☐ ☒ ☐

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

5. LAND / DRAINAGE

- | | N/A | YES | NO | UN-
KNOWN |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Whether or not they have been corrected, state whether there have been problems affecting: | | | | |
| 1) Soil stability | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Drainage, flooding, or grading | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) Erosion | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4) Outbuildings or unattached structures | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?
If so, what is the flood zone? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

6. BOUNDARIES

- | | N/A | YES | NO | UN-
KNOWN |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Have you ever had a staked or pinned survey of the property performed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Are you in possession of a copy of any survey of the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Are the boundaries marked in any way?
Explain: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Do you know the boundaries?
Explain: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Are there any encroachments or unrecorded easements relating to the property?
Explain: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

7. WATER

- | | N/A | YES | NO | UN-
KNOWN |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| a. Source of water supply: <u>Albany City Water</u> | | | | |
| b. Are you aware of below normal water supply or water pressure? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Has your water ever been tested? If so, attach the results or explain.
Explain: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

8. SEWER SYSTEM

- | | N/A | YES | NO | UN-
KNOWN |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Property is serviced by: | | | | |
| 1. Category I: Public Municipal Treatment Facility | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Category II: Private Treatment Facility | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Category III: Subdivision Package Plant | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Category VII: No Treatment/Unknown | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Name of Servicer: | | | | |
| b. For properties with Category IV, V, or VI systems | | | | |
| Date of last inspection (sewer): <u>Never</u> | | | | |
| Date of last inspection (septic): | | | | |
| Date last cleaned (septic): | | | | |
| c. Are you aware of any problems with the sewer system? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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Please explain any deficiencies noted in this Section:

9. CONSTRUCTION / REMODELING

- a. Have there been any additions, structural modifications, or other alterations made? ☐ N/A ☐ YES ☒ NO ☐ UNKNOWN
- b. If so, were all necessary permits and government approvals obtained? ☒ ☐ YES ☐ NO ☐ UNKNOWN

Explain:

10. HOMEOWNERS ASSOCIATION (HOA)

- a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association? ☐ N/A ☒ YES ☐ NO ☐ UNKNOWN
- 2) If yes, what is the annual or monthly assessment? \$250 annual
- 3) HOA Name: Rockhouse Trace Property Owners Association
- HOA Primary Contact Name: Ed Neff
- HOA Primary Contact Phone No. and email address: 317-647-5028

- b. Is the property a condominium? ☐ ☐ YES ☒ NO ☐ UNKNOWN
- 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? ☐ ☐ YES ☒ NO ☐ UNKNOWN
- d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? ☐ ☐ YES ☒ NO ☐ UNKNOWN
- e. Are there any pet or rental restrictions? ☐ ☐ YES ☒ NO ☐ UNKNOWN
- Explain:

11. HAZARDOUS CONDITIONS

- a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? ☐ N/A ☐ YES ☒ NO ☐ UNKNOWN
- b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) ☐ ☐ YES ☒ NO ☐ UNKNOWN

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? ☐ ☐ YES ☒ NO ☐ UNKNOWN
- d. Are you aware of the existence of lead-based paint in or on this house? ☐ ☐ YES ☒ NO ☐ UNKNOWN

RADON DISCLOSURE REQUIREMENT

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.ky.gov and search "radon."

- e. 1) Are you aware of any testing for radon gas? ☐ ☐ YES ☒ NO ☐ UNKNOWN
- 2) If yes, what were the results?
- f. 1) Is there a radon mitigation system installed? ☒ ☐ YES ☐ NO ☐ UNKNOWN
- 2) If yes, is it functioning properly? ☒ ☐ YES ☐ NO ☐ UNKNOWN

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

- g. 1) Is the property currently contaminated by the production of methamphetamine? ☐ ☐ YES ☒ NO ☐ UNKNOWN
- 2) If no, has the property been professionally decontaminated from methamphetamine contamination? ☐ ☐ YES ☒ NO ☐ UNKNOWN

Explain:

12. MISCELLANEOUS

- a. Are you aware of any existing or threatened legal action affecting this property? ☐ N/A ☐ YES ☒ NO ☐ UNKNOWN
- b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)? ☐ ☐ YES ☒ NO ☐ UNKNOWN

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c. Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? ☐ ☐ ☒ ☐
d. Are there any transferable warranties? Terminix Termite Guarantee ☐ ☒ ☒ ☐
Explain: \$1381 annual fee

e. Has this house ever been damaged by fire or other disaster? ☐ ☐ ☒ ☐
Explain: ☒ ☐ ☐ ☐
f. Are you aware of the existence of mold or other fungi on the property? ☐ ☐ ☒ ☐
g. Has this house ever had pets living in it? ☐ ☒ ☐ ☐
Explain: 101b Papillon 3yrs ago
h. Is this house in a historic district or listed on any registry of historic places? ☐ ☐ ☒ ☐

13. ADDITIONAL INFORMATION N/A YES NO UNKNOWN
Do you know anything else about the property that that should be disclosed to the Buyer? ☐ ☒ ☐ ☐
If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

See attached addendum regarding Termite activity, treatment, and repair.

14. SELLER(S) CERTIFICATION (CHOOSE ONE)

☒ As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature	Date	Seller Signature	Date
	5/19/25		5/19/25

☐ As Seller(s) I / we hereby certify that my / our Real Estate Agent, _____ (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature	Date	Seller Signature	Date

☐ As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature	Date	Seller Signature	Date

☐ The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Principal Broker / Real Estate Agent Print Name	Principal Broker / Real Estate Agent Signature	Date

The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form.

Buyer Signature	Date	Buyer Signature	Date

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Addendum to Disclosures

This Addendum provides additional information concerning past issues with termites and the resolution of those issues.

We acquired the property in July of 2009. For the first nine years of ownership, we had no known issues with termite activity. In October of 2018, we experienced our first instance of termite activity. We engaged AAA Rid-All out of Bowling Green to address the issue. AAA got rid of the termites and we had the damage fully repaired. Up until 2023, AAA inspected and treated the property twice yearly.

In 2023, we experienced a second instance of termite activity. As it turns out, this issue arose due to a previously unknown roof leak. At that time, we fully remediated the damage by replacing the roof and all damaged wooden structures, which were around the front entrance. We decided to engage Terminix to take over pest control at the property. The initial treatment included entrenchment and injection of Liquid Defend, a year-round termite pesticide, all around the structure.

The ongoing arrangement with Terminix includes annual inspections and retreatment as necessary at no additional cost. The Terminix contract is renewable at a cost of \$381.00 per year. It is also fully transferable to buyer upon sale of the property.

On January 17, 2025, in preparation for listing the property, we obtained an inspection from Terminix that revealed no termite activity. On May 12, 2025, we were advised of termite swarm. We immediately contacted Terminix, which retreated the property on May 14, 2025. The retreatment consisted of reinjecting the ground all around the structure with Liquid Defend. Terminix also added bait stations containing Sentricon, a growth regulator that breaks the reproduction cycle of termites and renders the hive sterile. Effectively killing the termites. These stations were placed in the ground around the cabin. We are unaware of any structural damage from this latest issue but would recommend that the buyer's home inspector be specifically advised to confirm the absence of damage since the property is being sold AS-IS.

We have documentation of the history described above, available upon request.