KENTUCKY REAL ESTATE COMMISSION



Seller Initials

6/2/2025 | 7:43 AM PDT

Date/Time

Date/Time

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760 http://krec.ky.go



	http://krec.k	y.gov	`	
	SELLER'S DISCLOSURE OF PRO	OPERTY CONDITION		·
This form applies to	o residential real estate sales and purchases. This fo	orm is not required for:		
1. Residentia	al purchases of new construction homes if a warranty	y is provided; or		
	al estate at auction; or pervised foreclosure			
As a Seller, you are	asked to disclose what you know about the property	woulder salling Valle and in	4- 41	
must be based on th	he best of your knowledge of the property you are s	y you are sening, tour answe selling, however and whene	ars to the questio	ins in this form
Please take your tim	ne to answer these questions accurately and comple	tely,	ver you banted th	iat knowledge
Property Address	N. Magnolia St			
City		State	Zip	
1 Owb Ki	neville	1/4/1	מרענ -	7
PURPOSE OF DISCLO	OSURE FORM: Completion of this form shall satisfy th	re requirements of KRS 324.3	360 that mandate:	s the "seller's
condition and the im	ions" relevant to the listed property. This disclosure approvements thereon, however that knowledge was the resort and shall not be used as a sub-like to the same and shall not be used as a sub-like to the same and shall not be used as a sub-like to the same as a sub-like to th	are is based on the Seller's	knowledge of th	ie property's
- me belief of teal ear	ate agent and shall not be used as a substitute for :	an incoortion or warrants th	aat tha musska	
ODIG(11: \$11)2 (O)11) 12 H	statement of the conditions and other information	about the property known h	nu tha Sallar timi	
auviseu, me sellei do	oes not possess any expertise in construction, archif	tecture enginearing or any o	ather encelfia	
the constitution of c	wilding of the property of the improvements an A	t liniage athory/lea advicad	the Caller has	
any mapechon or ger	nerally inaccessible areas such as the foundation of	r roof. The Buyer is encoura	iged to obtain his	s or her own
professional mapecus	ons of this property,			1
INSTRUCTIONS TO TH	HE SELLER(S): (1) Answer every question truthfully	. (2) Report all known cond	litions affecting ti	he property.
regardless of flow you	u know about tilem of when you learned. (3) Affac	'n additional pages if neces	cary with your at	
THE HATE GIRL WITE OF 2	signing. (4) Complete this form yourself or sign the a ete this form on your behalf in accordance with KRS.	Blithorization at the end of ti	hie form to a	
mark norappicable.	- 197 II YOU GUGIIGIIY GO NOL KAOW ERA ARSWAY FA 5 7	nii action mark "unknown "	(7) If you law.	
to closing that change	es one or more of your answers to this form after your	ou have completed and sub-	(/) II you learn al mitted it. Immed	ny fact prior
your agent or any pote	ential buyer of the change in writing.		named to milled	lately notity
SELLER'S DISCLOSURE	: As Seller(s), I / we disclose the following Informat	tion regarding the property	This information	. 1
accurate to the pest of	f My / Our knowledge as of the date signed. Selleric	s) authoriza(c) the real actat	to agant to manufa	
this statement to any j	person or entity in connection with actual or antic	ipated sale of the property	or as otherwise	orovided by
aw. <u>The following info</u>	ormation is not the representation of the real estate	agent.		anomaca by
Answer all c	questions to the <u>BEST OF YOUR KNOWLED</u>	GE. Attach additional:	sheets as nece	ssary.
L. PRELIMINARY DISCLO		· · · · · · · · · · · · · · · · · · ·	N/A YES	NO UN-
	ed In the house? If yes, please indicate the length of			
	nth / year) you purchased the house.	09/20	Olle	
	roperty as (an) individual(s) or as representative(s)	of a company? 10	dividual	
Explain:				
	en used as a rental? If yes, length of time rented?			
e. Has this house eve	er been vacant (not lived-in) for more than three (3) consecutive months?		
	er been used for anything other than a residence?			
Explain:				

Page 1 of 5

KREC Form 402 12/2022

Buyer Initials

Buyer Initials

Date/Time

Date/Time

PROPERTY ADDRESS:				-	***************************************
2. HOUSE SYSTEMS					
Whether or not they have been corrected, state whether there have been problems affecting a. Plumbing	g:	N/			0,
b. Electrical system	1				7
					*
c. Appliances microwave (builtin) out of service d. Ceiling and attic fans		L.		*	Ţ÷
The state of the s				Ī	7

and the state of t					<u> </u>
g. Chimneys, fireplaces, inserts					-
h. Pool, hot tub, sauna					
i. Sprinkler system		ষ			
J. Heating system age of system:					
k Cooling/air conditioning system age of system:					
I. Water heater age of system:	····	Ö	一一	<u> </u>	
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve th	ese probl	ems:			
3, BUILDING STRUCTURE		33.5-			
a. Whether or not they have been corrected, state whether there have been problems affer	ctings	N/A	YES	No	IN.
1) The foundation or slab	cung;				
2) The structure or exterior veneer			_ 🗀		
3) The floors and walls					
4) The doors and windows					1
b. 1) Has the basement ever leaked? Outlet repaired, Fixed leak					
2) If so, when did the basement last leak?			Ø,		[
3) Have you ever had any repairs done to the basement?	In-1				
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 a	fterer	ebana un a			
Explain:	nter an ex	ktreme	y near	/y rain,	etc.
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl s		P=44			
d. Are you aware of any damage to wood due to moisture or rot?	pace?			<u> </u>	E
Are voll aware of any present or past wood infortation (and a second or past wood or past wood infortation (and a second or past wood o				2	
e. Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter a fungi, etc.)?	nts,				
f. Are you aware of any damage due to wood Infestation?					
Has the house or any other improvement been treated for wood infestation?					
2) If yes, by whom?				M	
			•		
3) Is there a warranty?					
		1s:	,		
ease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those	problen				
ease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those	problen				
ease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those		·	-;	<u>-</u>	
	•				
ROOF	•	N/A	YES	NO	UN- KNOWA
ease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those 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 present of the	•			NO	
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 property?	•			NO	
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 property? Has the roof leaked at any time before you owned or lived at the property?	•				KNOW
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 property? Has the roof leaked at any time before you owned or lived at the property? When was the last time the roof leaked?	•			1	KHOW
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 property? Has the roof leaked at any time before you owned or lived at the property? When was the last time the roof leaked?				1	KNow
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 property? Has the roof leaked at any time before you owned or lived at the property? When was the last time the roof leaked? Maintal Have you ever had any repairs done to the roof? New Roof in 2018				1	KNOWA
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 property? Has the roof leaked at any time before you owned or lived at the property? When was the last time the roof leaked? Men was the last time the roof leaked? 6/2/2025 7:43 AM PDT Page 2 of 5					
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 property? Has the roof leaked at any time before you owned or lived at the property? When was the last time the roof leaked? When was the last time the roof leaked? All any repairs done to the roof? New Roof in 2018 6/2/2025 7:43 AM PDT Page 2 of 5				1 .	

PROPERTY ADDRESS:				
f. Have you ever had the roof replaced?] []	7 [7	
If so, when?				
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extr	emely hea	IVV rain	etc.)	
l exhau!				
h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?	ഥ	П	ب [يا	· [
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those p	roblame			·
	100101131			,
			· · · · · · · · · · · · · · · · · · ·	
5. LAND / DRAINAGE	<u></u>			
a. Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN
1) Soil stability				
2) Drainage, flooding, or grading				
3) Erosion				
4) Outbuildings or unattached structures			Z	
			7	
b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flooi insurance for federally backed mortgages?	od 🗆			
If so, what is the flood zone?				
c. is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?			B.	
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro	oblems:		- 	
				
6. BOUNDARIES	N/A	YES	NO /	UN.
a. Have you ever had a staked or pinned survey of the property performed?				KWOWI
b. Are you in possession of a copy of any survey of the property?		- 🖥		블
c. Are the boundaries marked in any way?				ㅁ
Explain:				<u> </u>
d. Do you know the boundaries? Opococionately		9		Ō
Explain:				<u> </u>
e. Are there any encroachments or unrecorded easements relating to the property?				'n
Explain:			_ =	<u> </u>
WATER	N/A	YES	NO. "	UN-
Source of water supply:				иоми
o. Are you aware of below normal water supply or water pressure?			Ø	
. Has your water ever been tested? If so, attach the results or explain.				
Explain:				<u> </u>
SEWER SYSTEM	N/A	YES	NO "	ÚŅ.
Property is serviced by: Turucupal Seuto				<u>NOWN</u>
1. Category I: Public Municipal Treatment Facility				0
2. Category II: Private Treatment Facility				
3. Category III: Subdivision Package Plant		<u> </u>		3
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)			·	7
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal				<u> </u>
6. Category Vi: Septic Tank with dispersal to an offsite, multi-property cluster treatment system				
7. Category VII: No Treatment/Unknown				7
Name of Servicer:			<u> </u>	1
For properties with Category IV, V, or VI systems				
Date of last inspection (sewer):			·	
Date of last inspection (septic): Date last cleaned (septic):				
Are you aware of any problems with the sewer system?				7
6/2/2025 7:43 AM PDT		<u></u>		1
Page 3 of 5 Initials Date/Time Ruyee	. [_{2}_1		***	
- Cuyun	rInitials		Date/Ti	me
Initials Date/Time KREC Form 402 12/2022 Buyer	Initials		Date/Ti	me
			water H	i i i C

Please explain any deficiencies noted in this Section:				
l e e e e e e e e e e e e e e e e e e e			- <u> </u>	
9. CONSTRUCTION / REMODELING	M//	*****		
a. Have there been any additions, structural modifications, or other alterations made?	N/A		NO	
b. If so, were all necessary permits and government approvals obtained?				
Explain:	<u></u>		L	
10. HOMEOWNERS ASSOCIATION (HOA)	N/A			
a. 1) is the property subject to any restrictions, rules, or regulations of a Homeowners Associati	N/A lon? □	YES	NO	K
2) If yes, what is the annual or monthly assessment?	onr <u>n</u>	<u>_</u>		
3) HOA Name:	Www.data.au			
HOA Primary Contact Name:				
HOA Primary Contact Phone No. and email address:				
b. Is the property a condominium?		П	<u> </u>	<u> </u>
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate		<u>-</u>	<u> </u>	!
c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or	,			
assessments (\mathbf{Z}^{\bullet}	
Are any features of the property shared in common with adjoining landowners, such as wall	s			
fences, driveways, etc.?	l°', 🗆			[
e. Are there any pet or rental restrictions?				
Explain:	1,,,		har-4	
			<u> </u>	
11. HAZARDOUS CONDITIONS	N/A	YES	NO	UI
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?				
	•			
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste water contamination, asbestos, the use of urea formaldehyde, etc.)	e, 🔲			
LEAD BASED PAINT DISCLOSURE REQUIREMENT			<u> </u>	
Every purchaser of any interest in residential real property on which a residential dwelling was but such property may present exposure to lead from lead-based paint, which may cause certain health	n utalen		Juned	ulat
c. Was this house built before 1978?			Julied	Linat
c. Was this house built before 1978? d. Are you aware of the existence of lead-based paint in or on this house?				
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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 Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie health risks, including lung cancer. The Kentucky Department for Public Health recommends radon visit chfs.ky.gov and search "radon." e. 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 yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT property owner who chooses NOT to decontaminate a property used in the production of metritten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KA isclose methamphetamine contamination is a Class D Felony under KRS 224.99-010. g. 1) Is the property currently contaminated by the production of methamphetamine? 2) If no, has the property been professionally decontaminated from methamphetamine contamination? Explain: MISCELLANEOUS Are you aware of any existing or threatened legal action affecting this property? Are there any assessments other than property.	ent quantitie testing. For r	es, may more inf	presen cormati	I I I I I I I I I I I I I I I I I I I
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PROPERTY ADDRESS:							
Are you aware of any violations of lo	cal, state, or fed	eral laws, codes, or ordinan	ces relating to				
this property? d. Are there any transferable warranties							
	31						
Explain:		**					<u>—"</u>
a the this have a new hoon damaged he	Et						
e. Has this house ever been damaged by Explain:	y fire or other di	aster?				1	
f. Are you aware of the existence of mol	ld as ather form	.1					
g. Has this house ever had pets living in i	to or other rungi	on the property?				, <u> </u>	Ö
Explain:	ILF						
h. Is this house in a historic district or list	ed on any regist	nt of historia places?	,, <u>,</u>				
13. ADDITIONAL INFORMATION	ed off ally regist	ry or historic places?	*	- 1/4		9	口
Do you know anything else about the proper	rty that that sho	uld he disclosed to the Russ		N/A	YES	NO/	KNOW
If yes, please provide details in the space pro	ovided, below. I	stach additional sheets as	ei f	<u> </u>		<u> 5</u>	<u> </u> 면
	, , , , , ,	record additional silects, as	necessary.				
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4. SELLER(S) CERTIFICATION (CHOOSE ONE)							
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