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 843 Joe Henson Road		
City	State	Zip
Dunnville	KY	42528

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. PF	RELIMINARY DISCLOSURES	N/A	YES	NO	UN- KNOWN
a.	Have you ever lived in the house? If yes, please indicate the length of time: 4 MONTHS		\checkmark		
b.	List the date (month / year) you purchased the house. MARCH 2025				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: INDIVIDUAL				
d.	Has the house been used as a rental? If yes, length of time rented?			abla	
e.	Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?			\checkmark	
f.	Has this house ever been used for anything other than a residence?			\checkmark	
	Explain:				
		•			

	<i>CGD</i> 06/30/25	
Seller Initials	9:28 AM EDT dotloop verified	Date/Time
	<i>CDD</i> 06/30/25	
Seller Initials	9:53 AM EDT dotloop verified	Date/Time

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Buyer Initials	Date/Time
Buyer Initials	Date/Time

KREC Form 402 12/2022

PROP	ERTY ADDRESS: 843 Joe Henson Road, Dunnville, KY 42528				
2. H	OUSE SYSTEMS				
Whe	ther or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
a.	Plumbing			\checkmark	
b.	Electrical system			\checkmark	
C.	Appliances			\checkmark	
d.	Ceiling and attic fans			\checkmark	
e.	Security system		Ħ	$\overline{\square}$	
f.	Sump pump			\overline{V}	
g.	Chimneys, fireplaces, inserts			\overline{V}	=
h.	Pool, hot tub, sauna				
i.	Sprinkler system		H		
	Heating system age of system: 10 YRS	- 			+
J.	Cooling/air conditioning system age of system: 10 TRS age of system: 10 TRS	- H	-	+	+
k.			H	∺][
l.		<u> ⊔</u>	ш	ш	
Plea	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve these pro	obiems:			
3. BI	JILDING STRUCTURE	N/A	YES	NO	UN- KNOWN
a.	Whether or not they have been corrected, state whether there have been problems affecting:	·			intotin
	1) The foundation or slab			\checkmark	
	2) The structure or exterior veneer			abla	
	3) The floors and walls			\overline{V}	
	4) The doors and windows			$\overline{\mathbb{Z}}$	
b.	1) Has the basement ever leaked?				$\overline{}$
D.	2) If so, when did the basement last leak? 6YRS AGO		V		
	3) Have you ever had any repairs done to the basement?		П	abla	
	4) If you have had basement leaks repaired, when was the repair done?			V	L
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after a	an extreme	ly heav	v rain	etc)
	Explain: HAS NOT LEAKED SINCE THEN DRAIN WAS STOPPED UP AND WATER BEHIND HO				ctc.,
	•				
C.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space	:: <u> </u>	-		屵
d.	Are you aware of any damage to wood due to moisture or rot?	Ц		\checkmark	
e.	Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants,			\checkmark	
	fungi, etc.)?		_		_
f.	Are you aware of any damage due to wood infestation?				-
	1) Has the house or any other improvement been treated for wood infestation?	Ц	abla		
	2) If yes, by whom? PEST CONTROL PEOPLE				
	3) Is there a warranty? NO				
Plea	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro	oblems:			
4. R		N/A	YES	NO	UN- KNOWN
a.	How old is the roof covering? Age of the roof if known: 10YRS				
b.	Has the roof leaked at any time since you have owned or lived at the property?			\checkmark	
c.	Has the roof leaked at any time before you owned or lived at the property?			\checkmark	
d.	When was the last time the roof leaked?				
e.	Have you ever had any repairs done to the roof?			\checkmark	
	Page 2 of 5				
Seller	Initials dolloop verified Date/Time	ıyer Initials		Da	:e/Time
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PROP	PERTY ADDRESS: 843 Joe Henson Road, Dunnville, KY 4252	8				
f.	Have you ever had the roof replaced?				\checkmark	
	If so, when?					
g.	If the roof presently leaks, how often does it leak? (e.g., even	ery time it rains, only after an extr	emely heavy	rain, et	tc.)	
	Explain:	· · ·	· , ,			
	Have you ever had roof repairs that involved placing shingl	es on the roof instead of replacing				
h.	the entire roof covering? If so, when?				\checkmark	Ш
Plea	ise explain any deficiencies noted in this Section and/or corre	ctions or renairs to resolve those n	rohlems:			
1 100	ise explain any deficiencies noted in this section and/or corre	etions of repairs to resolve those p	TODICITIS.			
5. L/	AND / DRAINAGE		N/A	YES	NO	UN- KNOWN
a.	Whether or not they have been corrected, state whether the	nere have been problems affecting	: <u> </u>			
	1) Soil stability				\checkmark	
	2) Drainage, flooding, or grading				\checkmark	
	3) Erosion				\checkmark	
	4) Outbuildings or unattached structures				\checkmark	
	Is the house located within a Special Flood Hazard Area (SF	HA) mandating the purchase of flo	ood 🗖			
b.	insurance for federally backed mortgages?	, 5 1			\checkmark	Ш
	If so, what is the flood zone?					
	Is there a retention / detention basin, pond, lake, creek, sp	ring, or water shed on or adjoining				
c.	this property?	ing, or water stream on or adjoining	Ш	Ш	\checkmark	Ш
Plea	use explain any deficiencies noted in this Section and/or corre	ctions or renairs to resolve those n	rohlems:			
1 ica	ise explain any deficiencies noted in this section and, or corre	etions of repairs to resolve those p	TODICITIS.			
C D4	OUND ADJEC					UN-
	OUNDARIES		N/A	YES	NO	KNOWN
a.	Have you ever had a staked or pinned survey of the proper					<u> </u>
b.	Are you in possession of a copy of any survey of the proper	ty?		abla		
c.	Are the boundaries marked in any way?			\checkmark		
	Explain: PINS					
d.	Do you know the boundaries?			\checkmark		
	Explain: I OWN THE PROPERTY THAT JOINS IT					
e.	Are there any encroachments or unrecorded easements re	lating to the property?			\checkmark	
	Explain:					
7. W	/ATER		N/A	YES	NO	UN- KNOWN
a.	Source of water supply: CO. WATER					
b.	Are you aware of below normal water supply or water pres	sure?			\checkmark	
c.	Has your water ever been tested? If so, attach the results of	r explain.		\checkmark		
	Explain : REGULARLY THROUGH THE CO. WATER CO.	·				
8. SE	EWER SYSTEM		N/A	YES	NO	UN- KNOWN
a.	Property is serviced by: SEPTIC		·			NATO VIII
	1. Category I: Public Municipal Treatment Facility		П		\checkmark	П
	2. Category II: Private Treatment Facility		_ <u></u>		$\overline{\mathbb{Z}}$	Ħ
	Category III: Subdivision Package Plant					늄
	4. Category IV: Single Home Aerobic Treatment System (HC	MAE BACKAGE DI ANTI		ᆸ	∇	+
		<u> </u>				旹
	5. Category V: Septic Tank with drain field, lagoon, wetland				\square	
	6. Category VI: Septic Tank with dispersal to an offsite, mult	ti-property cluster treatment syste	<u>m </u>			
	7. Category VII: No Treatment/Unknown				\checkmark	
	Name of Servicer:					
b.	For properties with Category IV, V, or VI systems					
	Date of last inspection (sewer):					
	Date of last inspection (septic):	Date last cleaned (septic):				
C.	Are you aware of any problems with the sewer system?				\checkmark	
	<i>ano</i> Page	3 of 5				
Seller	Page Initials **22A REIT Date/Time		Buyer Initials		Dat	te/Time
	GDD					
Seller	Initials 953 AMEDT Date/Time KREC Form	402 12/2022	suyer initiais		Dai	e/ rime

ROPERTY ADDRESS: 843 Joe Henson Road, Dunnville, KY 42528				
Please explain any deficiencies noted in this Section:				
9. CONSTRUCTION / REMODELING	N/A	YES	NO	U
a. Have there been any additions, structural modifications, or other alterations made?			\square	KNO
b. If so, were all necessary permits and government approvals obtained?	一一	╗	$\overline{\Box}$	<u>-</u>
Explain:				
10. HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	U
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?	П		\square	KN
2) If yes, what is the annual or monthly assessment?				•
3) HOA Name:				
HOA Primary Contact Name:				
HOA Primary Contact Phone No. and email address:				
b. Is the property a condominium?			\checkmark	
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?	Ш	Ш	\checkmark	
Are any features of the property shared in common with adjoining landowners, such as walls,				
d. fences, driveways, etc.?	Ш	Ш	abla	
e. Are there any pet or rental restrictions?			\checkmark	
Explain:				
11. HAZARDOUS CONDITIONS	N/A	YES	NO	к
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or	$\overline{}$			
a. abandoned wells on the property?	Ш		abla	
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,			abla	
water contamination, asbestos, the use of urea formaldehyde, etc.)		ш	¥	
such property may present exposure to lead from lead-based paint, which may cause certain health r	isks.		\square	
d. Are you aware of the existence of lead-based paint in or on this house?	ᅮ	౼	\overline{V}	
RADON DISCLOSURE REQUIREMENT			<u> </u>	
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficier nealth risks, including lung cancer. The Kentucky Department for Public Health recommends radon to visit chfs.ky.gov and search "radon."	-	-	-	
e. 1) Are you aware of any testing for radon gas?			\checkmark	
2) If yes, what were the results?				
f. 1) Is there a radon mitigation system installed?			\checkmark	
2) If yes, is it functioning properly?				
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT				
A property owner who chooses NOT to decontaminate a property used in the production of memoristic disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 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?			\square	
2) If no, has the property been professionally decontaminated from methamphetamine				
contamination?	Ш		\checkmark	
Explain:				
2. MISCELLANEOUS	N/A	YES	NO	KI
a. Are you aware of any existing or threatened legal action affecting this property?			\checkmark	
Are there any assessments other than property assessments that apply to this property				
b. (e.g. sewer assessments)?	Ш	Ц	abla	
Page 4 of 5				
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eller Initials of Date/Time KREC Form 402 12/2022 But	er Initials		130	te/
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ROPERTY ADDRESS: 843 Joe Henson Ro						
c. Are you aware of any violations of this property?	local, state, or federal la	aws, codes, or ordinances relating to			\checkmark	
d. Are there any transferable warranti	ies?				\checkmark	
Explain:						
a Has this house over been damaged	l by fire or other disaste	.a		_	\square	_
e. Has this house ever been damaged	by fire of other disaster	ı f	片	+		늗늗
Explain:		h	- - - - - - - - - - - - - -	∺		누
f. Are you aware of the existence of r		ne property?	- -	屵		<u> </u>
g. Has this house ever had pets living	in it?		⊔	Ш	abla	L
Explain:	1			_	_	_
h. Is this house in a historic district or	listed on any registry of	historic places?	<u> </u>	Ш	<u> Ц</u>	UN
13. ADDITIONAL INFORMATION			N/A	YES	NO	KNOV
Do you know anything else about the pro If yes, please provide details in the space	•	•	Ш		\checkmark	L
14. SELLER(S) CERTIFICATION (CHOOSE ON	ie)					
	•	disclosed above is complete and accu	rate to th	ie best	of mv	/ oı
As Seller(s) I / we hereby certif	y that the information	disclosed above is complete and accu			-	
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