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.

,		<u> </u>		
Property Address 1775 Dry Ridge Road				
City			State	Zip
Liberty			KY	42539

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: 1 year		\checkmark		
b.	List the date (month / year) you purchased the house. 10/2024				
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?			\checkmark	
e.	Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?			\bigvee	
f.	Has this house ever been used for anything other than a residence?			\bigvee	
	Explain:				

	FAL 07/27/25	
Seller Initials	10:59 PM EDT dotloop verified	Date/Time
	RL 07/27/25	
Seller Initials	10:47 PM 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: 1775 Dry Ridge Road, Liberty, KY 42539				
	OUSE SYSTEMS				
Whe	ether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWN
a.	Plumbing			abla	
b.	Electrical system			\checkmark	
C.	Appliances			abla	
d.	Ceiling and attic fans		$\overline{\Box}$	\checkmark	$\overline{\Box}$
e.	Security system	\overline{Z}	Ħ		〒
f.	Sump pump				一
	Chimneys, fireplaces, inserts		╁		
g. h.	Pool, hot tub, sauna		+		ᆸ
i.	Sprinkler system		H		ᆸ
- 1.			∺	- -	
J.	Heating system age of system:	- 	片		
k.	Cooling/air conditioning system age of system: 14 years	- -	- -		屵
	Water heater age of system: 2 years	<u> ப</u>		V	
Plea	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve these pro	blems:			
3. BI	UILDING STRUCTURE	N/A	YES	NO	UN- KNOWN
a.	Whether or not they have been corrected, state whether there have been problems affecting:				
	1) The foundation or slab			\checkmark	
	2) The structure or exterior veneer			\checkmark	
	3) The floors and walls			\checkmark	
	4) The doors and windows			∇	
b.	1) Has the basement ever leaked?	abla			
	2) If so, when did the basement last leak?				
	3) Have you ever had any repairs done to the basement?				
	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 a	n extreme	ly heav	y rain,	etc.)
	Explain:				
C.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space	· П	П	\checkmark	П
d.	Are you aware of any damage to wood due to moisture or rot?		$\overline{\square}$		一一
<u> </u>	Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants,		<u> </u>		
e.	fungi, etc.)?			\checkmark	
f.	Are you aware of any damage due to wood infestation?		П	\checkmark	П
	1) Has the house or any other improvement been treated for wood infestation?		∺	$\overline{\mathbb{Z}}$	ᅮ
	2) If yes, by whom?			<u> </u>	
	3) Is there a warranty?				
	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro				
Old w	rater heater had leak 2 years ago, water heater was replaced and a section of flooring in the r	nain bedr	oom w	as repl	aced.
					1161
4. R		N/A	YES	NO	UN- KNOWN
a.	How old is the roof covering? Age of the roof if known:				\square
b.	Has the roof leaked at any time since you have owned or lived at the property?			\checkmark	<u> </u>
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	
^ _ II	Page 2 of 5 Initials discontribit Date/Time	er Initials		Do	to/Tima
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	\mathscr{R}				

PROP	ERTY ADDRESS: 1775 Dry Ridge Road, Liberty, KY 42539				
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., every time it rains, only after an extreme	ely heavy	rain, e	tc.)	
	Explain:				
	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing				
h.	the entire roof covering? If so, when?			\checkmark	L
Plea	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob	lems:			
	6. C. F. G.				
	NND / DDAINACE	21/2	\/F0		UN-
	AND / DRAINAGE	N/A	YES	NO	KNOW
a.	Whether or not they have been corrected, state whether there have been problems affecting:				
	1) Soil stability		<u> </u>	abla	<u> </u>
	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 (SFHA) mandating the purchase of flood				
b.	insurance for federally backed mortgages?	Ш		\checkmark	L
	If so, what is the flood zone?				
	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining				
c.	this property?		\checkmark	Ш	L
Plea	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob	lems:			
		101113.			
	creek at bottom of hill in woods, not near the house				UN
6. B	DUNDARIES	N/A	YES	NO	KNO
a.	Have you ever had a staked or pinned survey of the property performed?			\checkmark	
b.	Are you in possession of a copy of any survey of the property?				V
c.	Are the boundaries marked in any way?		\checkmark		
	Explain: Surveyor stakes				
d.	Do you know the boundaries?				V
	Explain:				
e.	Are there any encroachments or unrecorded easements relating to the property?				V
	Explain:				
7. W	ATER	N/A	YES	NO	UN-
a.	Source of water supply: City of Liberty	•			KNOV
b.	Are you aware of below normal water supply or water pressure?	П		\checkmark	Г
C.	Has your water ever been tested? If so, attach the results or explain.	_ 			<u> </u>
С.	Explain:				¥
0 00	EWER SYSTEM	N/A	YES	NO	UN
		IN/A	TES	NO	KNOV
a.	Property is serviced by:		_		
	1. Category I: Public Municipal Treatment Facility		<u> </u>	\square	<u></u>
	2. Category II: Private Treatment Facility	<u></u>	<u>Ц</u>	\checkmark	<u>L</u>
	3. Category III: Subdivision Package Plant			\checkmark	L
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)			\checkmark	
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal		\checkmark		
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system			\bigvee	
	7. Category VII: No Treatment/Unknown			\checkmark	Г
	Name of Servicer:				
b.	For properties with Category IV, V, or VI systems				
~.	Date of last inspection (sewer):				
	Date of last inspection (sewer). Date last cleaned (septic):				
	Are you aware of any problems with the sewer system?		П		_
C.	Are you aware or any problems with the sewer system?			abla	L
	Page 3 of 5				
Seller	Initials obloop verified Date/Time Buye	er Initials		Da	te/Ti
	RL				

PROPERTY ADDRESS: 1775 Dry Ridge Road, Liberty, KY 42539				
Please explain any deficiencies noted in this Section:				
9. CONSTRUCTION / REMODELING	N/A	YES	NO	UN
a. Have there been any additions, structural modifications, or other alterations made?		<u> </u>		KNO
b. If so, were all necessary permits and government approvals obtained?	一一一	Ħ	┪	<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			\square	KNC
2) If yes, what is the annual or monthly assessment?	<u> </u>			
3) HOA Name:				
HOA Primary Contact Name:				
HOA Primary Contact Phone No. and email address:				
b. Is the property a condominium?	П		П	
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 of	r —			
assessments?	" 🔲			
Are any features of the property shared in common with adjoining landowners, such as wa	lls.			
d. fences, driveways, etc.?	,	Ш	Ш	
e. Are there any pet or rental restrictions?				
Explain:				
·				
11. HAZARDOUS CONDITIONS	N/A	YES	NO	KI
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or				
a. abandoned wells on the property?			abla	
Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous was	ste,			
b. water contamination, asbestos, the use of urea formaldehyde, etc.)			abla	
such property may present exposure to lead from lead-based paint, which may cause certain hea c. Was this house built before 1978?	IIIII IISKS.	\square	П	
d. Are you aware of the existence of lead-based paint in or on this house?				
RADON DISCLOSURE REQUIREMENT			<u></u>	
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in suff health risks, including lung cancer. The Kentucky Department for Public Health recommends radovisit 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?				
2) If yes, is it functioning properly?			П	
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREM	NT			
A property owner who chooses NOT to decontaminate a property used in the production of written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 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?			\checkmark	
2) If no, has the property been professionally decontaminated from methamphetamine	П			
contamination?			abla	
Explain:				
12. MISCELLANEOUS	N/A	YES	NO	KI
a. Are you aware of any existing or threatened legal action affecting this property?			\bigvee	
b. Are there any assessments other than property assessments that apply to this property				
(e.g. sewer assessments)?				
Page 4 of 5	Ruyer Initials		Da	to /
eller Initials Date/Time	Buyer Initials		Da	te/1
eller Initials of October Print	Buyer Initials		Da	te/T

ROPERTY ADDRESS: 1775 Dry Ridge Road, I	Liberty, KY 42539						
c. Are you aware of any violations of local this property?		aws,	codes, or ordinances relating to			abla	
d. Are there any transferable warranties?				П	П	abla	
Explain:							
e. Has this house ever been damaged by f	ire or other disaster	r?		<u></u>	<u> </u>		<u> </u>
Explain:				 	井	片	<u> </u>
f. Are you aware of the existence of mold		he pr	operty?	-	- -		<u> </u>
g. Has this house ever had pets living in it?	<u>?</u>			_Ц_	Ц_	abla	L
Explain:		C la : a ±	avia ala cas2	_	_	-	_
h. Is this house in a historic district or liste 13. ADDITIONAL INFORMATION	d on any registry of	HIST	oric places?	N/A	YES	NO NO	UN-
Do you know anything else about the propert	ty that that should	ho di	sclosed to the Ruyer?	IN/A		<u>NO</u>	KNOV
If yes, please provide details in the space prov	•			—		▼	
14. SELLER(S) CERTIFICATION (CHOOSE ONE) ✓ As Seller(s) I / we hereby certify the knowledge and belief. I / we agree to immeto closing.			-			_	
As Seller(s) I / we hereby certify that knowledge and belief. I / we agree to immeto closing.	Date	er in	-		wn to n	_	
As Seller(s) I / we hereby certify that knowledge and belief. I / we agree to immet to closing. Seller Signature Robert Allen Lynn Gr.	Date Date Date	Sel	writing of any changes that become ler Signature Rebecca Lyun		wn to n	ne / us	dotloop verifies 07/27/25 10-4 EDT PDJC-18TJ-27ID
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