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:

	2. Sales 3. A cou As a Seller, you must be based	of real estat It supervise I are asked t I on the best	nases of new construction te at auction; or d foreclosure to disclose what you kno t of your knowledge of t nswer these questions a	ow about the pro	operty you are sel	lling. Your ansy	vers to the never you g	questions i	n this forn
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SellerInitials

Date/Time

KREC Form 402 12/2022

Buyer Initials

Date/Time

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1) Has the house or any other improvement been treated for wood infestation? 2) If yes, by whom? 3) Is there a warranty? ease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: Charles And Andrew A					June 1	m Sivi	~6				
2) If yes, by whom? 3) Is there a warranty? ease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: Carpet Section and/or corrections or repairs to resolve those problems: ROOF N/A YES NO WHOM: 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? When was the last time the roof leaked? Have you ever had any repairs done to the roof? Page 2 of 5 Page 2 of 5 Buyer Initials Date/Time)			9/	
3) Is there a warranty? ease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: Carpet has the Company of the conference of the roof if known: Has the roof leaked at any time since you have owned or lived at the property? When was the last time the roof leaked? Have you ever had any repairs done to the roof? Page 2 of 5 Enitials Page 2 of 5 Buyer Initials Date/Time			er improvement b	een treated for wo	od infestatio	n?	****				
ROOF How old is the roof leaked at any time since you have owned or lived at the property? When was the last time the roof leaked? Have you ever had any repairs done to the roof? Page 2 of 5 Page 2 of 5 Buyer Initials Buyer Initials Date/Time	2) If yes, b	y whom?									
ROOF How old is the roof covering? Age of the roof if known: Has the roof leaked at any time before you owned or lived at the property? When was the last time the roof leaked? Have you ever had any repairs done to the roof? Page 2 of 5 Page 2 of 5 Buyer Initials Date/Time	3) Is there	a warranty?									
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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? Have you ever had any repairs done to the roof? Page 2 of 5 Initials Page 2 of 5 Buyer Initials Date/Time	. How old is	the roof covering?	Age of the roof i	f known:	not Ka	NAAA			,	K	NWOW
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Have you ever had any repairs done to the roof? Page 2 of 5 Date/Time Page 2 of 5 Buyer Initials Date/Time				inca or rived at the p	noberty!				Ц		Ц
Page 2 of 5 Page 2 of 5 Buyer Initials Date/Time				13						/	
Plantials Date/Time Buyer Initials Date/Time	Have you ev	ver had any repairs	s done to the roof	7							
VPSC Form 403 43/2033		DUNT		-							
Initials Date/Time KREC Form 402 12/2022 Buyer Initials Date/Time	r loitials	-		Page 2 of 5			Buyer	nitials		Date M	1-
butter Hillie	r Initials	-					Buyer	nitials		Date/T	ime

PROPERTY A	ODDRESS: 470 COM ODENS FERRY LA Jameston	n,Ky	421	029	/
If so, v		L		<u> </u>	
	oof presently leaks, how often does it leak? (e.g., every time it rains, only after an extre	, ,			
Explain	oor presently leaks, now often tides it leak; (e.g., every time it rains, only after an extre	mely hea	vy rain,	etc.)	
Havev	ou ever had roof repairs that involved placing shingles on the roof instead of replacing				
h. the en	tire roof covering? If so, when?				
	in any deficiencies noted in this Section and/or corrections or repairs to resolve those pr				
riease expia	in any deficiencies noted in this section and/or corrections or repairs to resolve those pr	oblems:			
5. LAND / DR		N/A	YES	NO	KH
	er or not they have been corrected, state whether there have been problems affecting:				
1) Soil s	The state of the s				[
	age, flooding, or grading				, [
3) Erosi			, 0		
	uildings or unattached structures	D			
	ouse located within a Special Flood Hazard Area (SFHA) mandating the purchase of floo	d \Box	-	_	
insurand	e for federally backed mortgages?	ч _П	M		[
	at is the flood zone?			1	
c. Is there	a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining	П			
this prop		_			
Please explain	any deficiencies noted in this Section and/or corrections or repairs to resolve those pro	blems:			
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		-	
. BOUNDARIE	S	N/A	YES	/ NO	Ü
a. Have you	ever had a staked or pinned survey of the property performed?				KHO
b. Are you i	n possession of a copy of any survey of the property?				Г
c. Are the b	oundaries marked in any way?				
Explain:	tron lins				
d. Do you kr	ow the boundaries?		U	П	Ē
Explain:					/
e. Are there	any encroachments or unrecorded easements relating to the property?			Q/	Г
Explain:					
WATER		N/A	YES	NO	KNOV
. Source of	water supply: City water - James town				KNOY
	vare of below normal water supply or water pressure?			9	_ [
. Has your w	rater ever been tested? If so, attach the results or explain.				L
Explain:					
SEWER SYSTE	M	N/A	YES	NO	UN-
	serviced by:				RION
 Category 	l: Public Municipal Treatment Facility			Ф	
	II: Private Treatment Facility			ф	
3. Category	III: Subdivision Package Plant			1	
4. Category	IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)		0	1	
	V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal		9		
	VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system				=
	VII: No Treatment/Unknown			- 1	
Name of Ser		,		-	
		ard.			
	inspection (sewer):	AV V			
	nspection (septic): Date last cleaned (septic):				
	re of any problems with the sewer system?			D	П
7110 700 0110	Bluck				<u> </u>
-		Initials		D=1-1	Ti -
Initials	Date/Time	mindia		Date/	ııme
	Date/Time KREC Form 402 12/2022 Buyer	Initials			

PROPERTY ADDRESS: VD	CUMPHELS Felly LA James es noted in this Section:	stown,K	4 1	126	29	-
O CONCEDUCTION / DEALOSS						
9. CONSTRUCTION / REMODE			N/A	YES	NO	ĸ
a. Have there been any add	ditions, structural modifications, or other alterations made?	Living rum		9		
	permits and government approvals obtained?	1			П	-
Explain:						
10. HOMEOWNERS ASSOCIAT			N/A	YES	NO	
a. 1) is the property subject	t to any restrictions, rules, or regulations of a Homeowners Ass	ociation?	<u> </u>			
2) If yes, what is the annu	ual or monthly assessment?	La				
3) HOA Name:	100 (100)	TONY				
HOA Primary Contact N	Jame: V/la					_
	hone No. and email address:					
b. Is the property a condom					_/	/
					9	
il yes, you must also comp	plete KREC Form 404, the Condominium Seller's Certificate					
	dition or legal action that may result in an increase in dues, ta	xes or				
assessments?					4	/
d. Are any reatures of the pr	operty shared in common with adjoining landowners, such a	s walls,			7	
fences, driveways, etc.?				ш		/
e. Are there any pet or renta	I restrictions?	l				
Explain:						_
44 HAZADBOHA GOUDINIGHA						
11. HAZARDOUS CONDITIONS		N	/A Y	YES N	10	KN
	erground storage tanks, old septic tanks, field lines, cisterns,	or r] [/	
abandoned wells on the pr			ا لـ			[
b. Are you aware of any other	environmental hazards? (e.g., carbon monoxide, hazardous	waste,	7 ,		1	
water contamination, asbe	stos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT	waste,	ן נ		9	
c. Was this house built before] [] <u>[</u>	1	ī
d. Are you aware of the existen	nce of lead-based paint in or on this house?			Service of the servic		F
	RADON DISCLOSURE REQUIREMENT					_
nealth risks, including lung cancer. Isit chfs.ky.gov and search "rador		ufficient quan adon testing. F	tities, r or mor	nay pre re inforr	sent	n,
e. 1) Are you aware of any test						E
2) If yes, what were the resu					/	-
f. 1) Is there a radon mitigation	system installed?				1	Г
2) If yes, is it functioning prop						F
MET property owner who chooses N itten disclosure of methamphet sclose methamphetamine contan	HAMPHETAMINE CONTAMINATION DISCLOSURE REQUIRED IOT to decontaminate a property used in the production amine contamination pursuant to KRS 224.1-410(10) and 90 mination is a Class D Felony under KRS 224.99-010.	MENT of methamph	etamin	ne MHS	Tma	k
. 1) Is the property currently co	ontaminated by the production of methamphetamine?				1	
	n professionally decontaminated from methamphetamine	Ċ			. ;	=
contamination?		L-J			L	
Explain:						
MISCELLANEOUS		N/A			KIL	H-)\\/1
	or threatened legal action affecting this property?]
Are there any assessments oth (e.g. sewer assessments)?	ner than property assessments that apply to this property]
W EYW Date/Time	Page 4 of 5	Buyer Initials	-	10	ate/Ti	_
- 10 (magazi - 10				U	116/11	1116
Initials Date/Time	KREC Form 402 12/2022	Buyer Initials	0	Da	te/Ti	me

PROPERTY A	ADDRESS: LIP CON	100015	-ery LM Jamest	and V	U DI	629
c. Are ye	ou arrord or arry riologions c	of local, state, or fee	deral laws, codes, or ordinances relat	ting to		000
this p	roperty?	. 1 7		L		
d. Are th	ere any transferable warrar	ities?				
Exhiai	III.					
e. Has th	is house ever been damage	d by fire or other d	isaster?			
Explain		7,	SOJCET 1			
	u aware of the existence of		i on the property?			
	s house ever had pets living	g in it?			9	
Explair h. Is this h	n: nouse in a historic district or	Jose on c	Clas for			
	NAL INFORMATION	riiseed on any regis	try of historic places?			
		operty that that she	ould be disclosed to the Buyer?	N/A	YES	NO KNO
If yes, please	provide details in the space	provided, below.	Attach additional sheets, as necessar			
14 SELLER(S) (ERTIFICATION (CHOOSE ONE)					
			on disclosed above is complete and	accurate to the	e hest c	of my / ou
nowledge and oclosing.	belief. I / we agree to im	mediately notify B	uyer in writing of any changes that	: become know	n to me	iny/ou ∍/us prio
eller Signature		Date /	Seller Signature		Dat	ρ
MN	c//st	8/4/24				-
] As Sell	er(s)4 / we hereby certify t	that my / our Poal	Estate A			
as completed	this form with information	provided by me /	us at my / our direction and requi	est I / we furth	(pr	int name
ne above-nam	ed agent harmless for any	representations th	at appear on this form, in accordan	nce with KRS 32	24.360(26 to noia 9).
eller Signature		Date	Seller Signature		Date	
As Selle	er(s) I / we refuse to comple	ete this form and a	cknowledge that the Real Estate A	gont will so info	61	
ller Signature	T(5/1/ We fellase to compre	Date	Seller Signature	sent win so into	Date	
			. Some organical c		Date	12
	er(s) refuse(s) to complete					
ncipal Broker /	Real Estate Agent Print Nan	ne	Principal Broker / Real Estate Age	ent Signature	Date	
TI	ne Buyer(s) hereby certifies		ed a copy of this Seller's Disclosure	of Property for	m.	
yer Signature		Date	Buyer Signature		Date	
M	8-4-7 F		. F. de			
Initials	Date/Time	Page	e 5 of 5 B	uyer Initials		Date/Time
		VDCC C-	Will all the second and the second	7.	(6	
rInitials	Date/Time	KKEC FORM	402 12/2022 B	uyer Initials		Date/Time

Seller Initials

Date/Time