## **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 CO	NDITION				
This form applies to residential real estate sales and purchases. This form is not rec	•		•		
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 sell must be based on the best of your knowledge of the property you are selling, howe	ing. Your answers t	o the qu	estions	in thi	s form
Please take your time to answer these questions accurately and completely.	ver and whenever	you gain	ea tnat	KNOW	reage.
Property Address 272 Hilly en Drive			<del></del>		
City Burkesville	State V-Y	Zip 4	271	7	
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirement disclosure of conditions" relevant to the listed property. This disclosure is based condition and the improvements thereon, however that knowledge was gained. It the Seller or real estate agent and shall not be used as a substitute for an inspection obtain. This form is a statement of the conditions and other information about the produced advised, the Seller does not possess any expertise in construction, architecture, enguing the construction or condition of the property or the improvements on it. Unless of any inspection of generally inaccessible areas such as the foundation or roof. The professional inspections of this property.  INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report regardless of how you know about them or when you learned. (3) Attach additionated the date and time of signing. (4) Complete this form yourself or sign the authorization estate agent to complete this form on your behalf in accordance with KRS 324,360(9) mark "not applicable." (6) If you truthfully do not know the answer to a question, in to closing that changes one or more of your answers to this form after you have convolved the professional potential buyer of the change in writing.  SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regards.	on the Seller's known is disclosure form or warranty that roperty known by the ineering, or any otherwise advised, the Buyer is encouraged all known conditional pages, if necessary at the end of this (5) if an item does nark "unknown." (7 mpleted and submuling the property. T	owledge shall not the purche Seller les seller les to obtons affecty, with yaform to not apply) If you kitted it, i	of the the a whaser m. Unless fic areas has not ain his controlled the cour sign authority to you sern any mmedia mation	properation properations of the properature ize the reproperation of the properature ize the reproperation of the properature ize the reproperation of the properation of the properatio	erty's ty by sh to rwise ed to outed own erty, and erty, prior otify
accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize					
this statement to any person or entity in connection with actual or anticipated sale	of the property o	r as othe	rwise p	rovide	d by
law. The following information is not the representation of the real estate agent.					
Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u> . Atta	ch additional si	neets as	neces	sary	
1. PRELIMINARY DISCLOSURES		N/A	YES	NO	UN- KNOWN
a. Have you ever lived in the house? If yes, please indicate the length of time:			M		
b. List the date (month / year) you purchased the house.	Sept 20	21			
c. Do you own the property as (an) individual(s) or as representative(s) of a comp	any? (	ndir	dual	,	
Explain:					
d. Has the house been used as a rental? If yes, length of time rented?				1/4	
e. Has this house ever been vacant (not lived-in) for more than three (3) consecu	tive months?			图	
f. Has this house ever been used for anything other than a residence?				M	
Explain:					
Seller Initials  Date / Time  8/13/25  Dam. Page 1 of 5	Buye	er Initials		Date,	Time
Selfer initials Date/Time KREC Form 402 12/2022	Buye	er Initials		Date/	Time

KREC Form 402 12/2022

PROPERTY ADDRESS:				
2. HOUSE SYSTEMS				
Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- RNOWN
a. Plumbing			NA NA	
b. Electrical system			İX	
c. Appliances Replaced clishwasher 2024		Z		
d. Celling and attic fans			124	
e. Security system	<u>y</u>		<u> </u>	<u>_</u>
f. Sump pump	<b>Z</b> Z			
g. Chimneys, fireplaces, inserts			124	
h. Pool, hot tub, sauna	攻			
i. Sprinkler system	Į <b>X</b>			
j. Heating system age of system:			\$ZI	
k. Cooling/air conditioning system age of system:			₩.	
I. Water heater age of system: 11 \$\frac{1}{2} \text{\$\sigma}\$\$  Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these sections are solved in this section and the section and			Ø	
3. BUILDING STRUCTURE	N/A	YES	NO	UN-
a. Whether or not they have been corrected, state whether there have been problems affect	·····			
1) The foundation or slab		<u> </u>	区	
2) The structure or exterior veneer			125	
3) The floors and walls			ļΧI.	
4) The doors and windows	<u> </u>		<b>FS</b> .	
b. 1) Has the basement ever leaked?			図	
2) if so, when did the basement last leak?				
3) Have you ever had any repairs done to the basement?			妇	
4) If you have had besement 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	fter an extreme	aly heav	<i>ı</i> y rain,	etc.)
Explain:				
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl s			团	
d. Are you aware of any damage to wood due to moisture or rot?			凶	
e. Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter a fungl, etc.)?	ints, 🔲		K	
f. Are you aware of any damage due to wood infestation?			M	
1) Has the house or any other improvement been treated for wood infestation?			<u>₹</u>	
2) If yes, by whom?	· · · · · · · · · · · · · · · · · · ·		<del>-</del>	
3) Is there a warranty?				
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve thos	e problems:			
a. How old is the roof covering? Age of the roof if known:	N/A	YES	NO	UN- KNOWN
b. Has the roof leaked at any time since you have owned or lived at the property?			421	
c. Has the roof leaked at any time since you owned or lived at the property?			[X] PX1	<u> </u>
d. When was the last time the roof leaked?			iX.	
d. When was the last time the roof leaked? e. Have you ever had any repairs done to the roof?			図	
8/13/25 10 A.m., Page 2 of 5 Eller-Initials Date/Time 8/13/25	Buyer Initials			e/Tim
Date/Time KREC Form 402 12/2022	Buyer Initials		Date	e/Time

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PROPERTY ADDRESS:				
f. Have you ever had the roof replaced?			129	
If so, when?				
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremel	y heavy	rain, e	tc.)	
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?			<b>[2]</b>	
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those proble	me			
Please explain any deficiencies noted in this section and/or corrections of repairs to resolve those proble	ems:			
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			K	
2) Drainage, flooding, or grading			內	
3) Erosion			弦	
4) Outbuildings or unattached structures	囮			
Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood			A	
insurance for federally backed mortgages?			叠	
If so, what is the flood zone?				
is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining			<u> </u>	
this property?			(CS)	<u>—</u>
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those proble	ms:			
6. BOUNDARIES	N/A	YES	NO	UN-
a. Have you ever had a staked or pinned survey of the property performed?			1 <u>Y</u> 2	KNOW
b. Are you in possession of a copy of any survey of the property?	<u> </u>	一百一		
	<u>.                                 </u>	<u>Z</u>		
c. Are the boundaries marked in any way? trees generally mark lot boundary  Explain:	y Ll	1420		
d. Do you know the boundaries?		<u>M</u>		
Explain:		43		
e. Are there any encroachments or unrecorded easements relating to the property?			929	
Explain:		<u> </u>	<u> </u>	
7. WATER	N/A	YES	NO	ŲN-
		1 1000	100	KNOW
a. Source of water supply: PATTAL OF TARGETAL SUITE.				
a. Source of water supply: Lity of Broke suilly b. Are you aware of below normal water supply or water pressure?	П	П	177	П
b. Are you aware of below normal water supply or water pressure?			<u> </u>	
<ul><li>b. Are you aware of below normal water supply or water pressure?</li><li>c. Has your water ever been tested? If so, attach the results or explain.</li></ul>			这	
<ul> <li>b. Are you aware of below normal water supply or water pressure?</li> <li>c. Has your water ever been tested? If so, attach the results or explain.</li> <li>Explain:</li> </ul>	П		Œ	UN-
b. Are you aware of below normal water supply or water pressure? c. Has your water ever been tested? If so, attach the results or explain.  Explain: 8. SEWER SYSTEM				UN-
b. Are you aware of below normal water supply or water pressure? c. Has your water ever been tested? If so, attach the results or explain.  Explain: 8. SEWER SYSTEM a. Property is serviced by:	□ N/A	YES	NO	UN- KN-EOWI)
b. Are you aware of below normal water supply or water pressure? c. Has your water ever been tested? If so, attach the results or explain.  Explain: 8. SEWER SYSTEM a. Property is serviced by: 1. Category I: Public Municipal Treatment Facility	N/A	YES	NO	KNOWI
b. Are you aware of below normal water supply or water pressure?  c. Has your water ever been tested? If so, attach the results or explain.  Explain:  8. SEWER SYSTEM  a. Property is serviced by:  1. Category I: Public Municipal Treatment Facility  2. Category II: Private Treatment Facility	N/A	YES	NO C	KKOWI
b. Are you aware of below normal water supply or water pressure?  c. Has your water ever been tested? If so, attach the results or explain.  Explain:  8. SEWER SYSTEM  a. Property is serviced by:  1. Category I: Public Municipal Treatment Facility  2. Category II: Private Treatment Facility  3. Category III: Subdivision Package Plant	N/A	YES	NO	UN- KKOWI
b. Are you aware of below normal water supply or water pressure?  c. Has your water ever been tested? If so, attach the results or explain.  Explain:  8. SEWER SYSTEM  a. Property is serviced by:  1. Category I: Public Municipal Treatment Facility  2. Category II: Private Treatment Facility  3. Category III: Subdivision Package Plant  4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	N/A	YES	NO C	CHOOME KKNOWN
b. Are you aware of below normal water supply or water pressure?  c. Has your water ever been tested? If so, attach the results or explain.  Explain:  8. SEWER SYSTEM  a. Property is serviced by:  1. Category I: Public Municipal Treatment Facility  2. Category II: Private Treatment Facility  3. Category III: Subdivision Package Plant  4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)  5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	N/A	YES	NO C	CHOWN
b. Are you aware of below normal water supply or water pressure?  c. Has your water ever been tested? If so, attach the results or explain.  Explain:  8. SEWER SYSTEM  a. Property is serviced by:  1. Category I: Public Municipal Treatment Facility  2. Category II: Private Treatment Facility  3. Category III: Subdivision Package Plant  4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)  5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal  6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	N/A	YES	NO C	UN- KNOWN
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b. Are you aware of below normal water supply or water pressure?  c. Has your water ever been tested? If so, attach the results or explain.  Explain:  8. SEWER SYSTEM  a. Property is serviced by:  1. Category I: Public Municipal Treatment Facility  2. Category II: Private Treatment Facility  3. Category III: Subdivision Package Plant  4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)  5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal  6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system  7. Category VII: No Treatment/Unknown  Name of Servicer:  b. For properties with Category IV, V, or VI systems	N/A	YES	NO C	UN- KREOWE
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b. Are you aware of below normal water supply or water pressure?  c. Has your water ever been tested? If so, attach the results or explain.  Explain:  8. SEWER SYSTEM  a. Property is serviced by:  1. Category I: Public Municipal Treatment Facility  2. Category II: Private Treatment Facility  3. Category III: Subdivision Package Plant  4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)  5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal  6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system  7. Category VII: No Treatment/Unknown Name of Servicer:  b. For properties with Category IV, V, or VI systems Date of last inspection (sewer): Date of last inspection (septic):  2 Date last cleaned (septic):	N/A	YES  COMPANY  DOMESTICATION  DOMESTI	NO CONTRACTOR OF THE CONTRACTO	UN- RECOVER
b. Are you aware of below normal water supply or water pressure?  c. Has your water ever been tested? If so, attach the results or explain.  Explain:  8. SEWER SYSTEM  a. Property is serviced by:  1. Category I: Public Municipal Treatment Facility  2. Category II: Private Treatment Facility  3. Category III: Subdivision Package Plant  4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)  5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal  6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system  7. Category VII: No Treatment/Unknown  Name of Servicer:  b. For properties with Category IV, V, or VI systems  Date of last inspection (sewer):  Date last cleaned (septic):  c. Are you aware of any problems with the sewer system?	N/A	YES	NO C	UN- KNOWE
b. Are you aware of below normal water supply or water pressure?  c. Has your water ever been tested? If so, attach the results or explain.  Explain:  8. SEWER SYSTEM  a. Property is serviced by:  1. Category I: Public Municipal Treatment Facility  2. Category II: Private Treatment Facility  3. Category III: Subdivision Package Plant  4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)  5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal  6. Category VII: No Treatment/Unknown  Name of Servicer:  b. For properties with Category IV, V, or VI systems  Date of last inspection (sewer):  Date of last inspection (septic):  c. Are you aware of any problems with the sewer system?  Page 3 of 5	N/A	YES  COMPANY  DOMESTICATION  DOMESTI	NO CONTRACTOR OF THE PROPERTY	
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9. CONSTRUCTION / REMODELING	N/A	YES	NO	UN-
Have there been any additions, structural modifications, or other alterations made?		123		KNOW
b. If so, were all necessary permits and government approvals obtained?	<u> </u>			
10. HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	UN-
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Associati			<u>140</u>	KONOW
2) If yes, what is the annual or monthly assessment?	اسا ۱۱۱۱	<u> </u>	rær	
3) HOA Name:		~~~~		
HOA Primary Contact Name:				
HOA Primary Contact Phone No. and email address:				
b. Is the property a condominium?			<b>7</b> 4	
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate			<u> </u>	
c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or				
assessments?			<b>[</b> 2]	
Are any features of the property shared in common with adjoining landowners, such as wal	· · · · · · · · · · · · · · · · · · ·		***************************************	
d. fences, driveways, etc.?	"		Ņ	
e. Are there any pet or rental restrictions?	79			
Explain:	<u> </u>			
				<del></del>
11. HAZARDOUS CONDITIONS	N/A	YES	NO	LIN-
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or	- 170	***************************************		KNOW
abandoned wells on the property?			又	
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous was water contamination, asbestos, the use of urea formaldehyde, etc.)	<sup>:e,</sup> □		卧	
Every purchaser of any interest in residential real property on which a residential dwelling was by such property may present exposure to lead from lead-based paint, which may cause certain heal c. Was this house built before 1978?	th risks.		·····	-
d. Are you aware of the existence of lead-based paint in or on this house?			区区	
RADON DISCLOSURE REQUIREMENT	<u> </u>	브	12=1	11
			<del></del>	
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in suffic health risks, including lung cancer. The Kentucky Department for Public Health recommends rador visit chfs.ky.gov and search "radon."	testing. For	more in	forma	tion,
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in suffice the alth recommends rador in the sentucky Department for Public Health recommends rador is sit chfs.ky.gov and search "radon."  e. 1) Are you aware of any testing for radon gas?	elent quantition testing. For	es, may more in	preseiforma	nt tion,
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in suffice health risks, including lung cancer. The Kentucky Department for Public Health recommends rador 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?	testing. For	more in	formal	tion,
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Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in suffice nealth risks, including lung cancer. The Kentucky Department for Public Health recommends rador 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 REQUIREMENTAL PROPERTY OWNER WHO CHOOSES NOT to decontaminate a property used in the production of a property owner who chooses NOT to decontaminate a property used in the production of a property owner of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 is sufficiently as a sufficiency of the production of t	testing. For	more in	FORMATION OF THE PROPERTY OF T	make
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient lealth risks, including lung cancer. The Kentucky Department for Public Health recommends rador wisit 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 Aproperty owner who chooses NOT to decontaminate a property used in the production of a written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 I 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?  2) If no, has the property been professionally decontaminated from methamphetamine	The testing. For	more in	FE U	ilon,
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient lealth risks, including lung cancer. The Kentucky Department for Public Health recommends rador wisit 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 Aproperty owner who chooses NOT to decontaminate a property used in the production of a written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 I 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?  2) If no, has the property been professionally decontaminated from methamphetamine contamination?	Transcharge (AR 47:200. I	more in	FE U	make
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient lealth risks, including lung cancer. The Kentucky Department for Public Health recommends rador wisit 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 Aproperty owner who chooses NOT to decontaminate a property used in the production of a written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 It 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?  2) If no, has the property been professionally decontaminated from methamphetamine contamination?  Explain:	Treathamphete (AR 47:200. I	more in	(Figure 1) (Figure 1	make oerly
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in suffice nealth risks, including lung cancer. The Kentucky Department for Public Health recommends rador 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 Aproperty owner who chooses NOT to decontaminate a property used in the production of a written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 is 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?  2) If no, has the property been professionally decontaminated from methamphetamine contamination?  Explain:  22. MISCELLANEOUS	n testing. For	more in	FEI  NO	make overly
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c. Are you aware of any violations of loc this property?		laws, codes, or ordinances relating to			Ŋ	
d. Are there any transferable warranties	?				翃	
Explain:						
e. Has this house ever been damaged by	/ fire or other disast	er?	·		K	
Explain:						
f. Are you aware of the existence of mo	ld or other fungi on	the property?		=	120	
g. Has this house ever had pets living in					12	
Explain:						
h. Is this house in a historic district or list	ted on any registry	of historic places?			<u>N</u>	Ē
13. ADDITIONAL INFORMATION			N/A	YES	NO	KNOV
Do you know anything else about the prope					K	
If yes, please provide details in the space pr	ovided, below. Atta	ich additional sheets, as necessary.	***************************************	*****		-
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