KENTUCKY REAL ESTATE COMMISSION



Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40501 (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:

Residential purchases of new construction homes if a warranty is provided; or Sales of real estate at auction; or 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 State Zip 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. PRELIMINARY DISCLOSURES N/A UN-NO KNOWN Have you ever lived in the house? If yes, please indicate the length of time: List the date (month / year) you purchased the house. Do you own the property as (an) individual(s) or as representative(s) of a company? Explain:

- Has the house been used as a rental? If yes, length of time rented?
- Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?
- Has this house ever been used for anything other than a residence?

Explain:

Seller Initials

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Buyer Initials

Seller Initials

Date/Time

KREC Form 402 12/2022

Buyer Initials

1) er Initi	Bals Date/Time C-43pm Page 2 of 5	uyer Initia	ils		Date/T
45					
	eve you ever had any repairs done to the roof?				
. W	hen was the last time the roof leaked?				
. н	as the roof leaked at any time before you owned or lived at the property?				
. H	as the roof leaked at any time since you have owned or lived at the property?				
	ow old is the roof covering? Age of the roof if known:				
ROO		N/A	YES	NO	KNO
1	explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro	blems			
) Is there a warranty?				
Andrew Control) If yes, by whom?				
-	Has the house or any other improvement been treated for wood infestation?				
-	re you aware of any damage due to wood infestation?	П			
The state of the s	Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, ungi, etc.)?				
-	Are you aware of any damage to wood due to moisture or rot?				
	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?				
250	Explain:				
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an	extreme	ly hear	vy rain,	etc.)
	4) If you have had basement leaks repaired, when was the repair done?				
	3) Have you ever had any repairs done to the basement?				
	2) If so, when did the basement last leak?				
	1) Has the basement ever leaked?	П			
	4) The doors and windows				
	3) The floors and walls		<u> </u>		
	2) The structure or exterior veneer				
M 1	Whether or not they have been corrected, state whether there have been problems affecting: 1) The foundation or slab	proof.		Pend	pering
	ILDING STRUCTURE Whether or not they have been corrected, state whather there have been been for a constant.	N/A	YES	NO	UN- ENGWN
	resolve these problems of repairs to resolve these problems	ems:			
Pleas	age of system: e explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems.			Ш	Ц
1.	147-2-1				
k.	Combinatoria				
i.	Sprinkler system Heating system age of system:				
h.	Pool, hot tub, sauna Sprinklar metam				
	Chlmneys, fireplaces, inserts				
f.	Sump pump				
6.	Security system				
d.	Ceiling and attic fans				
. C.	Appliances				
100-	Electrical system				
b.	r				
d.	ether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO E	MOAN

f.	Have you ever had the roof replaced? Burkesville ky 42717				
-	If so, when?				
0.00	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme Explain:	ly heavy i	ain, et	-)	
h	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?				
Plea	The Enterior Covering in So, while in				
	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob	lems:			
5 14	ND / DRAINAGE				
		N/A	YES	NO	KADAMA
	Whether or not they have been corrected, state whether there have been problems affecting: 1) Soil stability				
	2) Drainage, flooding, or grading				
	3) Erosion				
	4) Outbuildings or unattached structures				
	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? If so, what is the flood zone?				
C.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining				
	tills broherfal				
Pleasi	e explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prol	olems:			
	UNDARIES	N/A	YES	NO	GN-
a.	Have you ever had a staked or pinned survey of the property performed?		П		SHOWN
b.	Are you in possession of a copy of any survey of the property?				
C.,	Are the boundaries marked in any way?				
	Explain:			land.	hand.
d. I	Do you know the boundaries?		П	П	П
	Explain:			tonal .	
	Are there any encroachments or unrecorded easements relating to the property?				
	Explain:				
. WA		N/A	YES	NO	Ulli-
	ource of water supply:				
	tre you aware of below normal water supply or water pressure?				
	las your water ever been tested? If so, attach the results or explain.				
	xplain:				
	ER SYSTEM	N/A	YES	No	UN
	roperty is serviced by:				
	. Category I: Public Municipal Treatment Facility				
	. Category II: Private Treatment Facility				
	Category III: Subdivision Package Plant				Г
	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 🗆			
	Category VIII: No Treatment/Unknown] [
Na	ame of Servicer:		- Income		
Fo	r properties with Category IV, V, or VI systems				
	te of last inspection (sewer):				
	te of last inspection (septic): Date last cleaned (septic):				
	e you aware of any problems with the sewer system?		7 6	7 -	1
45	\$ 2525 8:43 pm Page 3 of 5				4
r initia	als Date/Time	Buyer Initi	als		Date/
	Is Date/Time KREC Form 402 12/2022	Buyer Initi			Date/

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 methamphetamine MUST make ritten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly sclose methamphetamine contamination is a Class D Felony under KRS 224.99-010. 3. 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	9 CONSTRUCTION (DECEMBER)					Acres Services
Explain: 10. HOMEOWNERS ASSOCIATION (HOA) 2. If yes, what is the annual or monthly assessment? 3. HOA Name: HOA Primary Contact Name: HOA Primary		N/A	YES	NO	UNI- KINDIWN	
10. HOMEOWERS ASSOCIATION (HOA) a 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association? a) HOA Primary Contact Name: HOA Primary Contact Phone No. and email address: b) Is the property a condominium? If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments? Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? Are you aware of any ord rental restrictions? Explain: 11. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, disterns, or abandoned wells on the property? Are you aware of any ord rental restrictions? ELAD BASED PAINT DISCLOSURE REQUIREMENT EVERY purchaser of any Interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks. 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 adon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present eath risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more Information, e. 1) Are you aware of my testing for radon gas? 2) If yes, what were the results? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT property currently contaminated a property used in the production of methamphetamine MUST makritten disclosure of methamphetamine contamination is a class D Felony under KRS 2	h If so were all possesses any additions, structural modifications, or other alterations made?					
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Seller Initials

Date/Time

KREC Form 402 12/2022

Buyer Initials

Date/Time

ROPERTY ADDRESS: 5/LU To	s of local, state, or federal la	ws, codes, or ordinances relating to	471	, [
Aug broberty		or o				
d. Are there any transferable warr	anties?					
Explain:						
e. Has this house ever been dama	eed by fire or other disactor					
Explain:	Bear of other disaster	· ·				
f. Are you aware of the existence	of mold or other fungion to	he property?				
6. Has this house ever had pets liv	ing in it?	ic property.				
Explain:						
h. Is this house in a historic district	t or listed on any registry of	historic places?		П	П	П
ADDITIONALINFORMATION			N/A	YES	NO	UN-
o you know anything else about the	property that that should I	be disclosed to the Buyer?				KNOWN
yes, please provide details in the sp	ace provided, below. Attac	h additional sheets, as necessary.				
As Seller(s) I / we hereby cer owledge and belief. I / we agree to closing.	rtify that the Information	disclosed above is complete and action writing of any changes that be Seller Signature	curate to	the b	est of i	my / ou us prio
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