

Frankfort, Kentucky 40601
 (502) 564-7760
 http://krec.ky.gov

SELLER'S DISCLOSURE OF PROPERTY CONDITION

1 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

For all other sales, you are asked to disclose what you know about the property you are selling. **Your answers to the questions are 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.

Address 510 Bob Lewis Road
Flaggon State KY Zip 421

DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates "disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a substitute for a real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may want. This form is a statement of the conditions and other information about the property known by the Seller. Unless otherwise stated, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific area of the property or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not inspected or inspected generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property and how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature at the time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize another person to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to you, mark "N/A". (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn anything that changes one or more of your answers to this form after you have completed and submitted it, immediately notify the real estate agent or any potential buyer of the change in writing.

DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property. This information is based on the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide this information to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided. Nothing in this disclosure is not the representation of the real estate agent.

Answer all questions to the **BEST OF YOUR KNOWLEDGE**. Attach additional sheets as necessary.

DISCLOSURES		N/A	YES	NO
Have you ever lived in the house? If yes, please indicate the length of time:		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date (month / year) you purchased the house.		<u>9-23-14</u>		
Do you own the property as (an) individual(s) or as representative(s) of a company?		<u>No</u>		
Has this house been used as a rental? If yes, length of time rented?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has this house ever been used for anything other than a residence?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

critical system		<input type="checkbox"/>	<input type="checkbox"/>
pliances	REPLACED BOX 2 YRS.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iling and attic fans		<input type="checkbox"/>	<input type="checkbox"/>
curity system		<input type="checkbox"/>	<input type="checkbox"/>
np pump		<input checked="" type="checkbox"/>	<input type="checkbox"/>
mneys, fireplaces, inserts		<input checked="" type="checkbox"/>	<input type="checkbox"/>
l, hot tub, sauna		<input checked="" type="checkbox"/>	<input type="checkbox"/>
inkler system		<input checked="" type="checkbox"/>	<input type="checkbox"/>
ting system	age of system: 5 OR 6 YRS.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ling/air conditioning system	age of system: 5 OR 6 YRS	<input type="checkbox"/>	<input type="checkbox"/>
ter heater	age of system: 1 OR 2 YRS	<input type="checkbox"/>	<input type="checkbox"/>

plain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:

VG STRUCTURE

	N/A	YES
ther or not they have been corrected, state whether there have been problems affecting:		
re foundation or slab	<input checked="" type="checkbox"/>	<input type="checkbox"/>
re structure or exterior veneer	<input type="checkbox"/>	<input type="checkbox"/>
re floors and walls	<input type="checkbox"/>	<input type="checkbox"/>
re doors and windows	<input type="checkbox"/>	<input type="checkbox"/>
is the basement ever leaked?	<input type="checkbox"/>	<input type="checkbox"/>
o, when did the basement last leak?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ve you ever had any repairs done to the basement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ou have had basement leaks repaired, when was the repair done?		
he basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy in:		
you experienced, or are you aware of, any water or drainage problems in the crawl space?	<input type="checkbox"/>	<input type="checkbox"/>
ou aware of any damage to wood due to moisture or rot?	<input type="checkbox"/>	<input type="checkbox"/>
ou aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>
ou aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>
the house or any other improvement been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>
es, by whom?		
ere a warranty?		

in any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

VG ROOF

	N/A	YES	N
ld is the roof covering? Age of the roof if known:			
re roof leaked at any time since you have owned or lived at the property?			
re roof leaked at any time before you owned or lived at the property?			
was the last time the roof leaked?			
ou ever had any repairs done to the roof?			

6 YRS

plain: _____ only after an extremely heavy rain, _____

ve you ever had roof repairs that involved placing shingles on the roof instead of replacing
e entire roof covering? If so, when?

plain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

/ DRAINAGE

ether or not they have been corrected, state whether there have been problems affecting: N/A YES

oil stability

rainage, flooding, or grading

rosion

utbuildings or unattached structures

ie house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood
ranchise for federally backed mortgages?

, what is the flood zone? _____

ere a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining
roperty?

plain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

ARIES

you ever had a staked or pinned survey of the property performed? N/A YES

ou in possession of a copy of any survey of the property?

he boundaries marked in any way?

in:

ou know the boundaries?

in:

here any encroachments or unrecorded easements relating to the property?

in:

SYSTEM

ere of water supply: N/A YES

ou aware of below normal water supply or water pressure?

our water ever been tested? If so, attach the results or explain.

n:

SYSTEM

erty is serviced by: N/A YES

ategory I: Public Municipal Treatment Facility

ategory II: Private Treatment Facility

ategory III: Subdivision Package Plant

ategory IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)

ategory V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal

ategory VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system

ategory VII: No Treatment/Unknown

of Servicer:

roperties with Category IV, V, or VI systems

last inspection (sewer): _____

last inspection (septic): _____ Date last cleaned (septic): _____

Have there been any additions, structural modifications, or other alterations made? N/A YES

Also, were all necessary permits and government approvals obtained? N/A YES

HOA OWNERS ASSOCIATION (HOA) N/A YES

Is the property subject to any restrictions, rules, or regulations of a Homeowners Association? N/A YES

If yes, what is the annual or monthly assessment?
 IOA Name:

IOA Primary Contact Name:
 IOA Primary Contact Phone No. and email address:

Is the property a condominium? N/A YES

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? N/A YES

Are there any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? NEIGHBORS LATERAL LINE N/A YES

Are there any pet or rental restrictions? N/A YES

HAZARDOUS CONDITIONS N/A YES

Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? N/A YES

Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, air contamination, asbestos, the use of urea formaldehyde, etc.) N/A YES

LEAD BASED PAINT DISCLOSURE REQUIREMENT

A person who is the owner of any interest in residential real property on which a residential dwelling was built prior to 1978 is not exempt from the lead-based paint disclosure requirements if the property may present exposure to lead from lead-based paint, which may cause certain health risks.
 Was this house built before 1978? N/A YES

RADON DISCLOSURE REQUIREMENT

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may pose a health risk, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit www.ky.gov and search "radon."
 Are you aware of any testing for radon gas? N/A YES

If yes, what were the results? N/A YES

Has a radon mitigation system been installed? N/A YES

If yes, is it functioning properly? N/A YES

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

A person who chooses NOT to decontaminate a property used in the production of methamphetamine must disclose the presence of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to disclose the presence of methamphetamine contamination is a Class D Felony under KRS 224.99-010.
 Is the property currently contaminated by the production of methamphetamine? N/A YES

If yes, has the property been professionally decontaminated from methamphetamine contamination? N/A YES

LEGAL ACTIONS N/A YES

Are you aware of any existing or threatened legal action affecting this property? N/A YES

Are there any assessments other than property assessments that apply to this property (e.g., environmental assessments)? N/A YES

plain:

is this house ever been damaged by fire or other disaster?

plain:

are you aware of the existence of mold or other fungi on the property?

has this house ever had pets living in it?

plain:

is this house in a historic district or listed on any registry of historic places?

ADDITIONAL INFORMATION N/A YES

is there now anything else about the property that that should be disclosed to the Buyer?

please provide details in the space provided, below. Attach additional sheets, as necessary.

(S) CERTIFICATION (CHOOSE ONE)

I, Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me.

Signature: W. Pemat Date: 10-8-25 Seller Signature: _____ Date: _____

I, Seller(s) I / we hereby certify that my / our Real Estate Agent, _____ (print name) provided this form with information provided by me / us at my / our direction and request. I / we further agree to hold my / our named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(5).

Signature: _____ Date: _____ Seller Signature: _____ Date: _____

Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Signature: _____ Date: _____ Seller Signature: _____ Date: _____

I, Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Broker / Real Estate Agent Print Name: _____ Principal Broker / Real Estate Agent Signature: _____ Date: _____

The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form.

Signature: _____ Date: _____ Buyer Signature: _____ Date: _____

that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired mental development. The seller of any interest in residential real estate also poses a particular risk to pregnant women. The seller of any interest in residential real estate is required to provide the buyer with any information on lead-based paint hazards from risk assessments or lead-based paint hazard surveys conducted during the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or lead-based paint hazard survey is recommended prior to purchase.

Disclosure

presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the records and reports available to the seller (check (i) or (ii) below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

Purchaser has received copies of all information listed above.

Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

Purchaser has (check (i) or (ii) below):

received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Statement of Accuracy

Selling parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

W. Permat 10-8-25

Date

Seller

Date