## KENTUCKY REAL ESTATE COMMISSION



Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09. Frankfort, Kentucky 40601 (502) 564-7760 http://krecky.gov



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. However and whenever you gained that knowled the property and a selling, however and whenever you gained that knowled the property and completely. Property Address  4. Sales of real estate is a supervised for a selling that is a selling to an analysis of the property pour are selling, however and whenever you gained that knowled the property of the selling that is a s	This form applies to residential real estate sales and purchases. This form is not required for	per la company de la company d	Personal State of the State of	مخصون المعمدين المع	and comment of the
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Seller Initials

Date/Time

Page 1 of 5

Buyer Initials

Date/Time

Seller Initials Date/Time

KREC Form 402 12/2022

Buyer Initials

Date/Time

Whether or not they have been corrected, state whether there have been problems affecting	g:	N/A	YES	NO	-
a. Plumbing				X	K.T.
b. Electrical system				X	I
c Appliances				X	[
d. Ceiling and attic fans				X	[
e. Security system				X	E
f. Sump pump				X	[
g. Chimneys, fireplaces, inserts				K	
h. Pool, hot tub, sauna				X	
i. Sprinkler system				X	
j. Heating system see below age of system: Downstain: 15 Uestein	Lur		X		
k. Cooling/air conditioning system See before age of system: Downstrus: 34 Opstain	. /		X		
1. Water heater age of system: Water heater 4yrs Commen	/		D)		
lease explain any deficiencies noted in this Section and/or corrections or repairs to resolve th	ese probl	ems:			
Upstain HVM seplaced July 2024. W/ 10 yr parts warrants by Head Pump istalled 2009 Firmace /K 1990	turd	HVAC			
. BUILDING STRUCTURE		N/A	YES	NO	KNOV
a. Whether or not they have been corrected, state whether there have been problems affe	cting:				
1) The foundation or slab				X	
2) The structure or exterior veneer				A	
3) The floors and walls Updated ground Floor Floor of 2021 4) The doors and windows Reported patro door Frames 2021			8		
			×		
b. 1) Has the basement ever leaked?	A	Ш	M		
2) If so, when did the basement last leak? Feb 2025 due to avea flood	ling		*		
3) Have you ever had any repairs done to the basement? Updated carpet of 1 4) If you have had basement leaks repaired, when was the repair done?	101 m		LA	Ш	Ш
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only a	after an e	xtremel	v hoav	rain	1 24
Explain: only some times if area flooding	711010110	Net Chile	7 116074	raili, e	
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl	space?	П	П	X	
d. Are you aware of any damage to wood due to moisture or rot?	эрисс.			ST	
Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter a	ants.			4	
e. fungi, etc.)?				X	
Are you aware of any damage due to wood infestation?				X	П
1) Has the house or any other improvement been treated for wood infestation?					X
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	se proble	ms:			-
	o produce				
ROOF  Howald is the reaf sourcine? Age of the reaf if how in the second source in the second		N/A	YES	NO ,	NOWN
How old is the roof covering? Age of the roof if known: 15yrs					
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?				X	
When was the last time the roof leaked?					
Have you ever had any repairs done to the roof? Replaced			X		
10/4/25 Page 2 of 5				-	
er Initials Dale/fime	Buyer In	nitials		Date/	
er Initials Date/Time KREC Form 402 12/2022	BuyerIr	-		************	

FROPERTY ADDRESS: 481 Eld Falmonton Pall  1. Have you ever had the roof replaced?		×	- 0	
If so, when?			-	
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extrem	nely hea	vy rain,	etc.)	
Explain. No leaks				
h Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?		X		
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro	blems:			
	-			
5. LAND / DRAINAGE	N/A	YES	NO	
a. Whether or not they have been corrected, state whether there have been problems affecting:	14/7	163	140	K14
1) Soil stability	П	П	X	ſ
2) Drainage, flooding, or grading braded away From house	- H	X		
3) Erosion			×	
4) Outbuildings or unattached structures			M	
Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood			A	
insurance for federally backed mortgages?			X	
If so, what is the flood zone?				
Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? Creek nearby, down hill		Ì		
lease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those prob	lems:			
5. BOUNDARIES	N/A	YES	NO	UN
a. Have you ever had a staked or pinned survey of the property performed?		X		
b. Are you in possession of a copy of any survey of the property?		X		
c. Are the boundaries marked in any way?				×
Explain:				
d. Do you know the boundaries?		Dr.		
Explain:				
e. Are there any encroachments or unrecorded easements relating to the property?			X	
Explain:				
WATER	N/A	YES	NO	UN- KNOW
Source of water supply: Case monroe County				
. Are you aware of below normal water supply or water pressure?			X	
. Has your water ever been tested? If so, attach the results or explain.				D
Explain:				
SEWER SYSTEM	N/A	YES	NO	KNOW
. Property is serviced by:		The state of the s		
1. Category I: Public Municipal Treatment Facility			X	
2. Category II: Private Treatment Facility			X	
3. Category III: Subdivision Package Plant			X	
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)			X	
5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal		X		
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system			Ø	
7. Category VII: No Treatment/Unknown			X	
				aread .
Name of Servicer: Teng Armett  For properties with Category IV, V, or VI systems				
Date of last inspection (sewer): 2021	-			-
Date of last inspection (septic): 2021 Date last cleaned (septic): 2021				-
Are you aware of any problems with the sewer system?			X	
10/4/26 Page 3 of 5			-	-
I formation to the state of the	Initials		Date/	Tim
Initials Date/Time KREC Form 402 12/2022 Buyer	Initials		-	
Initials Date/Time RREC Form 402 12/2022 Buyer	11 11 11 11 11 11 11 11 11 11 11 11 11		Date/	tim

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9. CONSTRUCTION / REMODELING	N	/A YE	S N	0
a. Have there been any additions, structural modifications, or other alterations made?		7 6	7 0	1
b. If so, were all necessary permits and government approvals obtained?	- Fy	1 -	1 7	1
Explain:	~			-
10. HOMEOWNERS ASSOCIATION (HOA)	N/	A YES	s NO	)
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Associati	on?		X	К.
2) If yes, what is the annual or monthly assessment?				
3) HOA Name:				
HOA Primary Contact Name:	5 5 4			
HOA Primary Contact Phone No. and email address:				
b. Is the property a condominium?			X	
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 or assessments?			*	[
d. Are any features of the property shared in common with adjoining landowners, such as wall fences, driveways, etc.?	5,		C)	E
e. Are there any pet or rental restrictions?	П		TM.	-
Explain:				
1. HAZARDOUS CONDITIONS				
	N/A	YES	NO	KNO
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?			80	
Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste water contamination, asbestos, the use of urea formaldehyde, etc.)			X	
. Was this house built before 1978?			DV.	
Are you aware of the existence of lead-based paint in or on this house?			X	
RADON DISCLOSURE REQUIREMENT				
don is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficiently alth risks, including lung cancer. The Kentucky Department for Public Health recommends radon to the chronic chronic chronic commends and the chronic	esting. For	es, may more in	preser	it ion,
1) Are you aware of any testing for radon gas?			V	
2) If yes, what were the results?			7	
1) Is there a radon mitigation system installed?			N	
2) If yes, is it functioning properly?	M		F	
			MIIST -	-
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT roperty owner who chooses NOT to decontaminate a property used in the production of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAI lose methamphetamine contamination is a Class D Felony under KRS 224.99-010.	th	imine N ailure t	o prop	nake
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this property?	s of local, state, or fede	eral laws, codes, or ordinances relating to			X	-
d. Are there any transferable warr	anties?		П	П	X	-
Explain:						
e Has this house ever been dama	ged by fire or other dis	aster?			7	
Explain:			54		A	_
f. Are you aware of the existence	of mold or other fungi	on the property?				- 1
B mas this nouse ever had pets liv	ing in it?			X		-
h. Is this house in a historic district	orlisted on an in					
h. Is this house in a historic district  13. ADDITIONAL INFORMATION	or iisted on any registr	y of historic places?			X	E
Do you know anything else about the	property that that shou	ald be disclosed to the Buyer?	N/A	YES	NO	XNO
If yes, please provide details in the spa	ace provided, below. A	ttach additional sheets, as necessary.		Ш		L
eller Signature  As Seller(s) 1 / we hereby certi	Date  Ify that the information  Immediately notify But  Date  Ify that my / our Real B	n disclosed above is complete and accurate in writing of any changes that become Seller Signature  State Agent,	ne know	n to me	e / us p	rio
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