## 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:
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- 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. 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** 

320 Cravens Hollow Road

City Liberty State Zip KY 42539

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 <u>BEST OF YOUR KNOWLEDGE</u> . Attach additional	Sileets (	3 1100	E3301	
1. PF	RELIMINARY DISCLOSURES	N/A	YES	NO	UN- KNOWN
a.	Have you ever lived in the house? If yes, please indicate the length of time: 5.5 years				
b.	List the date (month / year) you purchased the house. 6/23				
C.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: Individual				
d.	Has the house been used as a rental? If yes, length of time rented? 3 years				
e.	Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?				
f.	Has this house ever been used for anything other than a residence?				
	Explain:				

	£C'	
Seller Initials	DIRECT VERSES	Date/Time
	CE .	
Seller Initials	Action verted	Date/Time

Page 1 of 5

KREC Form 402 12/2022



	HOUSE SYSTEMS nether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	1,04
a.	Plumbing				BHOW
b.	Electrical system			Ø	ō
C.	Appliances				
d.	Ceiling and attic fans				
e.	Security system	$\square$			
f.	Sump pump				
g.	Chimneys, fireplaces, inserts			$\square$	
h.	Pool, hot tub, sauna	$\square$			
i.	Sprinkler system Sprinkler system	$\square$			
j.	Heating system age of system: App 25years			-	
k.	Cooling/air conditioning system age of system: App 25 years				
1.	Water heater age of system: App 4 years age explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems.			$\square$	C
	THE DIREC STRUCTURE	N/A	YES	NO	UK
	UILDING STRUCTURE	N/A	123	MO	KNO
3.	Whether or not they have been corrected, state whether there have been problems affecting:  1) The foundation or slab				
		H		Ø	č
	2) The structure or exterior veneer 3) The floors and walls	H	ö		ī
		H	H		ī
	4) The doors and windows	H	N		ď
٥.	1) Has the basement ever leaked?				
_	2) If so, when did the basement last leak? Water ran in around 2 windows and under exterior door				
_	3) Have you ever had any repairs done to the basement?				_[
_	4) If you have had basement leaks repaired, when was the repair done? ? Maybe 25 years ago		h. h		-+-
_	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an	extreme	iy neav	ry rain,	etc.
	Explain: Heavy rain				
c.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?		<u></u>		
d.	Are you aware of any damage to wood due to moisture or rot?				
e.	Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?				[
f.	Are you aware of any damage due to wood infestation?				
	1) Has the house or any other improvement been treated for wood infestation?				6
	2) If yes, by whom?				
	3) Is there a warranty?				
		lame.			
lea	ase explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems	iems:			
	ase explain any deficiencies noted in this Section and/or corrections or repairs to resolve those probl or similar in basement	iems:			
lry		N/A	YES	NO	
lry	OOF  How old is the roof covering? Age of the roof if known: App 8 years		YES	NO 🗆	KNO
lry	OOF  How old is the roof covering? Age of the roof if known: App 8 years  Has the roof leaked at any time since you have owned or lived at the property?	N/A			KONO
lry a.	OOF  How old is the roof covering? Age of the roof if known: App 8 years	N/A			
l. R a. b.	OOF  How old is the roof covering? Age of the roof if known: App 8 years  Has the roof leaked at any time since you have owned or lived at the property?	N/A			
lry  a. b. c.	OOF  How old is the roof covering? Age of the roof if known: App 8 years  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?	N/A			
lry a. b. c. d.	How old is the roof covering? Age of the roof if known: App 8 years  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?	N/A			
1. R a. b. c. d. e.	How old is the roof covering? Age of the roof if known: App 8 years  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?	N/A			UNIONO DE LA COMPANSA DEL COMPANSA DE LA COMPANSA DEL COMPANSA DE LA COMPANSA DE

f.	PERTY ADDRESS: 320 Cravens Hollow Road, Liberty, KY 42539 Have you ever had the roof replaced?				
	If so, when? App 2017				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremel	y heavy	rain, et	c.)	
	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?				
Plea	ise explain any deficiencies noted in this Section and/or corrections or repairs to resolve those proble	ems:			
1100	as expanding deficiency for the same of th				
5. L	AND / DRAINAGE	N/A	YES	NO	KNOV
a.	Whether or not they have been corrected, state whether there have been problems affecting:		_		_
	1) Soil stability				
	2) Drainage, flooding, or grading			$\square$	
	3) Erosion			$\square$	
	4) Outbuildings or unattached structures			$\square$	
b.	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 this property?				
Plea	se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those probl	ems:			
. B	DUNDARIES	N/A	YES	NO	KNC
a.	Have you ever had a staked or pinned survey of the property performed?		$\square$		[
b.	Are you in possession of a copy of any survey of the property?				
_	Are the boundaries marked in any way?		Ø		Ī
C.					_
	Explain: Metal stakes with caps, white plastic, nylon posts about 4 feet tall				[
d.	Do you know the boundaries?		M		
	Explain:		_	_	
e.	Are there any encroachments or unrecorded easements relating to the property?				[
	Explain:				u
7. W	ATER	N/A	YES	NO	IDNO
a.	Source of water supply: East CC water				
b.	Are you aware of below normal water supply or water pressure?			$\square$	
C.	Has your water ever been tested? If so, attach the results or explain.				
	Explain:				
8. SI	EWER SYSTEM	N/A	YES	NO	UP
a.	Property is serviced by:				
-	Category I: Public Municipal Treatment Facility				
-		H	ö	H	Ē
	2. Category II: Private Treatment Facility			_	_
	3. Category III: Subdivision Package Plant		<u>-</u>	-	
	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.	The state of the s				
U.	Date of last inspection (sewer):				
1					
C.					L
	Page 3 of 5	Initials		Nat	0.71
Selle	Tintials Date/Time	miriais		Dat	e/Ti
	r Initials State (Time KREC Form 402 12/2022 Buyer	iniciais			e/11

a. Have there been any additions, structural modifications, or other alterations made?  b. If so, were all necessary permits and government approvals obtained?  Explain:  0. HOMEOWNERS ASSOCIATION (HOA)  a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?  2) If yes, what is the annual or monthly assessment?  3) HOA Name:  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  c. 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.?  Explain:  LHAZARDOUS CONDITIONS  Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?  Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)  LEAD BASED PAINT DISCLOSURE REQUIREMENT  rety purchaser of any interest in residential real property on which a residential dwelling was built prety property may present exposure to lead from lead-based paint, which may cause certain health rise.  Was this house built before 1978?  Are you aware of the existence of lead-based paint in or on this house?  RADON DISCLOSURE REQUIREMENT  rety purchaser of the existence of lead-based paint in or on this house?  RADON DISCLOSURE REQUIREMENT  rety purchaser of any extended state, when it has accumulated in a building in sufficient realth risks, including lung cancer. The Kentucky Department for Public Health recommends radon test in this time of the property and the property of the		YES		UN- INFORMATION IN
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b. Is the property a condominium?  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?  Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?  a. Are there any pet or rental restrictions?  Explain:  L. HAZARDOUS CONDITIONS  Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?  Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)  LEAD BASED PAINT DISCLOSURE REQUIREMENT  rery purchaser of any interest in residential real property on which a residential dwelling was built property may present exposure to lead from lead-based paint, which may cause certain health rise.  Was this house built before 1978?  Are you aware of the existence of lead-based paint in or on this house?  RADON DISCLOSURE REQUIREMENT  and is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient this is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient this is, including lung cancer. The Kentucky Department for Public Health recommends radon test sit chfs. ky. gov and search "radon."  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?	N/A Crior to 1 ks.	YES	☑ ☑ ☑ NO ☑ ☑ Inotified	
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2) If yes is it functioning properly?				_
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 meth ritten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 sclose 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:				
2. MISCELLANEOUS	N/A	YES	NO	KNO
a. Are you aware of any existing or threatened legal action affecting this property?				
b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?				[
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1 1	the information is the information is the information is the information is the information in the information is the information in the information in the information is the information in the informati	the information disciplinately notify Buyer in Section 1997 (1997) (1997	the information disclosed above is complete and accurately notify Buyer in writing of any changes that become support of the property of the p	the information disclosed above is complete and accurate to triately notify Buyer in writing of any changes that become known in the complete and accurate to triately notify Buyer in writing of any changes that become known in the complete and accurate to triately notify Buyer in writing of any changes that become known in the complete and accurate to triately notify Buyer in writing of any changes that become known in the complete and accurate to triately notify Buyer in writing of any changes that become known in the complete and accurate to triately notify Buyer in writing of any changes that become known in the complete and accurate to triately notify Buyer in writing of any changes that become known in the complete and accurate to triately notify Buyer in writing of any changes that become known in the complete and accurate to triately notify Buyer in writing of any changes that become known in the complete and accurate to triately notify Buyer in writing of any changes that become known in the complete and accurate to triately notify Buyer in writing of any changes that become known in the complete and accurate to triately notify Buyer in writing of any changes that become known in the complete and accurate to the complete and accurate t	the information disclosed above is complete and accurate to the best iately notify Buyer in writing of any changes that become known to be best in the best iately notify Buyer in writing of any changes that become known to be best in the best in the best iately notify Buyer in writing of any changes that become known to be best in the best	the information disclosed above is complete and accurate to the best of military notify Buyer in writing of any changes that become known to me / u  Date  Seller Signature  Date  Seller Signature  Cympa Lyw Creates  my / our Real Estate Agent, ovided by me / us at my / our direction and request. I / we further agree to resentations that appear on this form, in accordance with KRS 324.360(9).