

PROPERTY ADDRESS: 320 Cravens Hollow Road, Liberty, KY 42539

f. 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 extremely heavy rain, etc.)
 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? ☐ ☐ ☒ ☐

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

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 ☐ ☐ ☒ ☐2) Drainage, flooding, or grading ☐ ☐ ☒ ☐3) Erosion ☐ ☐ ☒ ☐4) Outbuildings or unattached structures ☐ ☐ ☒ ☐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? ☐ ☒ ☐ ☐

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

6. BOUNDARIES N/A YES NO UN- KNOWNa. Have you ever had a staked or pinned survey of the property performed? ☐ ☒ ☐ ☐b. Are you in possession of a copy of any survey of the property? ☐ ☒ ☐ ☐c. Are the boundaries marked in any way? ☐ ☒ ☐ ☐

Explain: Metal stakes with caps, white plastic, nylon posts about 4 feet tall

d. Do you know the boundaries? ☐ ☒ ☐ ☐

Explain:

e. Are there any encroachments or unrecorded easements relating to the property? ☐ ☐ ☒ ☐

Explain:

7. WATER N/A YES NO UN- KNOWN

a. Source of water supply: East CC water

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 N/A YES NO UN- KNOWN

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): Date last cleaned (septic):

c. Are you aware of any problems with the sewer system? ☐ ☐ ☒ ☐


 Seller Initials Date/Time


 Seller Initials Date/Time


 Buyer Initials Date/Time


 Buyer Initials Date/Time

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Please explain any deficiencies noted in this Section:

9. CONSTRUCTION / REMODELING

N/A YES NO UN-
KNOWN

a. Have there been any additions, structural modifications, or other alterations made?

☐ ☐ ☒ ☐

b. If so, were all necessary permits and government approvals obtained?

☐ ☐ ☐ ☐

Explain:

10. HOMEOWNERS ASSOCIATION (HOA)

N/A YES NO UN-
KNOWN

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?

☐ ☐ ☒ ☐

d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?

☐ ☐ ☒ ☐

e. Are there any pet or rental restrictions?

☐ ☐ ☒ ☐

Explain:

11. HAZARDOUS CONDITIONS

N/A YES NO UN-
KNOWN

a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?

☐ ☐ ☒ ☐

b. 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

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

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, 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

A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly 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:

12. MISCELLANEOUS


N/A YES NO UN-
KNOWN


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)?

☐ ☐ ☒ ☐

Seller Initials  Date/Time

Seller Initials  Date/Time

Buyer Initials  Date/Time

Buyer Initials  Date/Time

