## 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 nurchases. This form is not required for				
<ol> <li>Residential purchases of new construction homes if a warranty is provided; or</li> <li>Sales of real estate at auction; or</li> </ol>				
3. A court supervised foreclosure				
As a Seller, you are asked to disclose what you know about the property you are asked.				
	swers to t	he ques	tions ir	this t
	enever you	ı gained	i that ki	nowie
Property Address 1739 Vernon RJ		·		
City State State	Zip	)		
PURPOSE OF DISCLOSURE FORM: Completion of this form shall a stiff of		121	51	
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 32 disclosure of conditions" relevant to the listed property. This disclosure is based on the Selle condition and the improvements thereon, however that knowledge was a sixty of the sellenge of th	!4.360 that	manda	tes the	"selle
ondition and the improvements thereon however that knowledge uses its based of the Selfe	i s knowie	eage of	the pr	opert
ondition and the improvements thereon, however that knowledge was gained. This disclosure seller or real estate agent and shall not be used as a substitute force.	form shal	I not be	a wari	ranty
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refessional inspections of this property	uraged to	obtain l	his or h	ier ow
the property.		obtain !	his or h	ier ow
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Seller Initials Seller Initials Date/Time
Date/Time

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Buyer Initials

Date/Time

KREC Form 402 12/2022

Buyer Initials

Date/Time

2. HOUSE SYSTEMS							
Whether or not they have been corrected state	a whother there h						
Whether or not they have been corrected, stat a. Plumbing	c whether there ti	ave been problems affection	າg:	N/			١٥ ,
b. Electrical system							Z _
c. Appliances							
d. Ceiling and attic fans		- Rezergater	·				y
e. Security system						][	Z)-77
f. Sump pump						] [	4
g. Chimneys, fireplaces, inserts							]
h. Pool, hot tub, sauna		duginto	gas Lin	. []			]
i. Sprinkler system			0			(E	]
j. Heating system				🗆		Æ	1
k. Cooling/air conditioning system	age of system:	4//			- <u> </u>	Z	
I. Water heater	age of system:	Hindow unit				[2	
	age of system:	5. yw,				E	1
Please explain any deficiencies noted in this Secti	ion and/or correcti	ions or repairs to resolve th	ese proble	ms:			
				<del></del>			
			<del></del>				
3. BUILDING STRUCTURE							
a. Whether or not they have been corrected, s	tate whether ther	e have been problems offe	atina.	N/A	YES	NO	KNO
1) The foundation or slab		a make pecti problems alle	cung;				<del>-</del> -
2) The structure or exterior veneer							
3) The floors and walls							
4) The doors and windows						_	
b. 1) Has the basement ever leaked?				<u> </u>			
2) If so, when did the basement last leak?				Ш_			
3) Have you ever had any repairs done to the	basement?						
4) If you have had basement leaks renaized v	when was the rone	uir dono?					
5) If the basement presently leaks, how often Explain:	does it leak? le g	every time it rains as les	0		<del></del> .		
Explain: WA	Total (CIB)	y every time it rains, only a	ifter an ext	reme	ly heav	y rain,	etc.)
Have you experienced, or are you aware of, a	ny water or drains						<b></b> .
. Are you aware of any damage to wood due to	moleture or wet?	ige problems in the crawl s	space?				, 🗆
Are you aware of any present or past wood in	restation to a ter						
fungi, etc.)? Sayund In August	restation (e.g., ter	mites, borers, carpenter a	nts,			Ė	
Are you aware of any damage due to wood inf	festation?	for sermice				F.J	
1) Has the house or any other improvement be	Con troots of females		<del></del> -			Z	
2) If yes, by whom?	sen treated for Wo	ood infestation?				21	
3) Is there a warranty?							
ase explain any deficiencies noted in this Section :	and/or same all	Or renairs to resolve the	problems		1 10		
	and/or corrections	, or rebairs to 1620(A6 fUO2)					
	and/or corrections	or repairs to resolve (nosi			M		
	and/or corrections	o i repairs to resolve (nosc		, _ \	<i>Y  </i> 4		
	and/or corrections	or repairs to resolve those		V	<i>Y [4]</i>		
	and/or corrections	or repairs to resolve those		·	<i>Y [4]</i>		
OOF					YES	No	UN-
OOF  How old is the roof covering? Age of the roof if	known: Ou	nt l. Thurs				NO	UN- KNOWN
OOF  How old is the roof covering? Age of the roof if  Has the roof leaked at any time since you have o	known: Que	p, 6-7 years	N			NO Z	
OOF  How old is the roof covering? Age of the roof if  Has the roof leaked at any time since you have of the roof leaked at any time before you own	known: Qyu owned or lived at ned or lived at the	p, 6-7 years the property?	N [	/A	YES		
OOF  How old is the roof covering? Age of the roof if  Has the roof leaked at any time since you have of  Has the roof leaked at any time before you own  When was the last time the roof leaked? Many	known: Qu owned or lived at ned or lived at the	p, 6-7 years the property?	N [	/A	YES		
OOF  How old is the roof covering? Age of the roof if  Has the roof leaked at any time since you have o	known: Qu owned or lived at ned or lived at the ow leaked. All	p, 6-7 years the property?  wanterplaced as	N [ [ ]	/A	YES		KNOWN
Has the roof leaked at any time since you have that the roof leaked at any time before you own When was the last time the roof leaked? Want	known: Aye owned or lived at ned or lived at the or leaked all ? Ynstadd	p, 6-7 years the property?	N [ [ ]	/A	YES		
OOF  How old is the roof covering? Age of the roof if  Has the roof leaked at any time since you have of  Has the roof leaked at any time before you own  When was the last time the roof leaked? Many	known: Qu owned or lived at ned or lived at the ow leaked. All	p, 6-7 years the property?  wanterplaced as	N [ [ [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [	/A  J  L  J	YES		KNOWN
OOF  How old is the roof covering? Age of the roof if  Has the roof leaked at any time since you have of  Has the roof leaked at any time before you own  When was the last time the roof leaked? Many	known: Aye owned or lived at ned or lived at the or leaked all ? Ynstadd	p, 6-7 years the property?  wanterplaced as	N [ [ ]	/A  J  L  J	YES		KNOWN

PROPERTY ADDRESS:					
f. Have you ever had the ro	roof replaced?			<del>/ _</del>	
If so, when? anno,	Type, aga				
g. If the roof preschily leak	ks, how often does it leak? (e.g., every time it rains, only after an extra	remely hea	vv rain.	etc.)	
Explain:		<del></del>	* y . u ,	e.c.,	
h. Have you ever had roof r the entire roof covering?	repairs that involved placing shingles on the roof instead of replacing ? If so, when?	·		TE	7
	es noted in this Section and/or corrections or repairs to resolve those p	hlame			
Dunt MILL	2 4 1 1 40 1 1	Topiems.			
Cronpeu spingue	Drylaced as Needed				
	V				
5. LAND / DRAINAGE		N/A	YES	NO	KNO
a. Whether or not they have	ve been corrected, state whether there have been problems affecting:	,:			
1) Soil stability				_ <u>/</u>	
2) Drainage, flooding, or g	grading			Ø	
3) Erosion				Ø	
4) Outbuildings or unattac				_ <del>_</del> _	
b. Is the house located withi	nin a Special Flood Hazard Area (SFHA) mandating the purchase of floo	od 🗖	<del></del>		
insurance for federally ba	acked mortgages?	,ou 🗆		Ø	
If so, what is the flood zon				<del></del>	
c. Is there a retention / deter	ention basin, pond, lake, creek, spring, or water shed on or adjoining				
this property?				(Z)	
lease explain any deficiencies r	noted in this Section and/or corrections or repairs to resolve those pro	oblems:		<u> </u>	
			N.		
. BOUNDARIES		N/A	YES	NO	UN
	ed or pinned survey of the property performed?	N/A	AF2		KNO
	a copy of any survey of the property?		$-\frac{\omega}{\Box}$	<u></u>	_ <u>L</u>
c. Are the boundaries marked			<u></u>		
Explain:	3.114				
d. Do you know the boundarie	ries?		[]		
Explain:					
	ents or unrecorded easements relating to the property?				
Explain:	And or any cool and constitution remaining to this property:	<del></del> _		<u> </u>	
. WATER		NI/Δ	vre	-10	UN
Source of water supply:	Well	N/A	YES	NO	KNOY
	ormal water supply or water pressure?			<u> </u>	_
	tested? If so, attach the results or explain			_ <u>Z</u>	Ļ
Explain:	tested: 11 30, attach the results of explain. Class ago	<u>L</u>	7		
SEWER SYSTEM		BI/A	* 100,00		Un-
Property is serviced by:		N/A	YES	NO ,	KNOW
1. Category I: Public Municip	inal Treatment Facility	<del></del>	——————————————————————————————————————	<del></del>	
2. Category II: Private Treatn					<del>-</del>
3. Category III: Subdivision P					
	e Aerobic Treatment System (HOME PACKAGE PLANT)				
5 Catagory W Sentic Tank v	e Aerobic Treatment System (HOME PACKAGE PLANT) with drain field, lagoon, wetland, or other onsite dispersal				
5. Category Vis Contin Tanks	in Grain field, tagoon, wetland, or other onsite dispersal			<del></del>	
	with dispersal to an offsite, multi-property cluster treatment system				
7. Category VII: No Treatmen Name of Servicer:	at/Unknown				
					_
For properties with Category					_
Date of last inspection (sewe					_
Date of last inspection (seption					_
Are you aware of any probler	.ms with the sewer system?				
P.S. 11-14-25	Page 3 of S				_
er Initials Date/Time	<del></del>	er Initials		Date/T	Tim
11-14-25					
ler initials Date/Time	RREC FOITH 402 12/2022 Buyr	er Initials		Date/T	Γim

9. CONSTRU	in any deficiencies noted in this Section:				
					==
	CTION / REMODELING	N/A	YES	NO	
a. Have th	nere been any additions, structural modifications, or other alterations made?				K3
b. If so, w	ere all necessary permits and government approvals obtained?	<u> </u>			
Explain		<u>/_</u> _			
	VNERS ASSOCIATION (HOA)	N/A	YES	NO	
	e property subject to any restrictions, rules, or regulations of a Homeowners Association?			NO IZI	KN
2) If yes	what is the annual or monthly assessment?	Ц		<b>Z</b>	[
3) HOA					
<del></del>	Primary Contact Name:				
	Primary Contact Phone No. and email address:				
	operty a condominium?			r—#i	
	ou must also complete KREC Form 404, the Condominium Seller's Certificate			<b>Z</b>	[
c. Are vou	at must also complete knew rolling 404, the condominium Seller's Certificate				
assessm				Ø	[
d. Are any i	features of the property shared in common with adjoining landowners, such as walls, driveways, etc.?			(7)	[
	e any pet or rental restrictions?			rafi	
Explain:		<u> </u>		Ø	[
1. HAZARDO	US CONDITIONS	-1/4	· /ma		<u> </u>
Are vou a	aware of any underground storage tanks, old septic tanks, field lines, cisterns, or	N/A	YES	NO	KNO
<u> </u>	ed wells on the property?			Ø	
b. Are you a water cor	ware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, ntamination, asbestos, the use of urea formaldehyde, etc.)  LEAD BASED PAINT DISCLOSURE REQUIREMENT			Ø	
c. Was this h	may present exposure to lead from lead-based paint, which may cause certain health risk house built before 1978?	is.		Ø	
d. Are you a	ware of the existence of lead-based paint in or on this house?				
				7	
	RADON DISCLOSURE REQUIREMENT			Z	
adon is a natu ealth risks, inc isit chfs.ky.gov	RADON DISCLOSURE REQUIREMENT rally occurring radioactive gas that, when it has accumulated in a building in sufficient q luding lung cancer. The Kentucky Department for Public Health recommends radon testing and search "radon."	Uantities	maur	Ø	Ē
adon is a natu ealth risks, inc isit chfs.ky.gov e. 1) Are you	RADON DISCLOSURE REQUIREMENT rally occurring radioactive gas that, when it has accumulated in a building in sufficient q luding lung cancer. The Kentucky Department for Public Health recommends radon testing and search "radon."  I aware of any testing for radon gas?	Uantities	maur	presen formation	it ion,
adon is a natu ealth risks, inc isit chfs.ky.gov e. 1) Are you 2) If yes, w	RADON DISCLOSURE REQUIREMENT rally occurring radioactive gas that, when it has accumulated in a building in sufficient q luding lung cancer. The Kentucky Department for Public Health recommends radon testing and search "radon." aware of any testing for radon gas?	[uantities ng. For m	s, may p nore info	Ø	Ē
adon is a natu ealth risks, inc isit chfs.ky.gov e. 1) Are you 2) If yes, w	RADON DISCLOSURE REQUIREMENT rally occurring radioactive gas that, when it has accumulated in a building in sufficient q luding lung cancer. The Kentucky Department for Public Health recommends radon testing and search "radon."  I aware of any testing for radon gas?	uantities	s, may p nore info	presen formation	t ion,
adon is a natu ealth risks, inc isit chfs.ky.gov e. 1) Are you 2) If yes, w f. 1) Is there	RADON DISCLOSURE REQUIREMENT rally occurring radioactive gas that, when it has accumulated in a building in sufficient q luding lung cancer. The Kentucky Department for Public Health recommends radon testing and search "radon." aware of any testing for radon gas?	uantities ng. For m	s, may pore info	presen formation	t ion,
adon is a natu ealth risks, inc isit chfs.ky.gov e. 1) Are you 2) If yes, w f. 1) is there 2) If yes, is	RADON DISCLOSURE REQUIREMENT rally occurring radioactive gas that, when it has accumulated in a building in sufficient q luding lung cancer. The Kentucky Department for Public Health recommends radon testing and search "radon." I aware of any testing for radon gas? What were the results? I a radon mitigation system installed? It functioning properly?  METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT	uantities ng. For m	s, may porter info	preseniormatic	t ion,
adon is a natu ealth risks, inco sit chfs.ky.gov e. 1) Are you 2) If yes, w f. 1) Is there 2) If yes, is property own ritten disclosur sclose methan	RADON DISCLOSURE REQUIREMENT rally occurring radioactive gas that, when it has accumulated in a building in sufficient q luding lung cancer. The Kentucky Department for Public Health recommends radon testing and search "radon." I aware of any testing for radon gas? What were the results? I a radon mitigation system installed? It functioning properly?  METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT HER WHO chooses NOT to decontaminate a property used in the production of metham re of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47: higheramine contamination is a Class D Felony under KRS 224.99-010.	uantities ng. For m  u  mphetam :200. Fai	nore info	present formation    Z  Z  UST monope	it ion,
adon is a natu ealth risks, inc sit chfs.ky.gov e. 1) Are you 2) If yes, w f. 1) Is there 2) If yes, is property own ritten disclosur sclose metham . 1) Is the pr	RADON DISCLOSURE REQUIREMENT  rally occurring radioactive gas that, when it has accumulated in a building in sufficient q luding lung cancer. The Kentucky Department for Public Health recommends radon testing and search "radon."  aware of any testing for radon gas?  what were the results?  a radon mitigation system installed?  it functioning properly?  METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT her who chooses NOT to decontaminate a property used in the production of methan re of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47; higher than the production of methamphetamine contaminated by the production of methamphetamine?	uantities ng. For m  u  mphetam :200. Fai	nore info	presen formation	t ion,
adon is a natu ealth risks, inco sit chfs.ky.gov e. 1) Are you 2) If yes, w f. 1) is there 2) If yes, is property own ritten disclosus sclose methan 2) If no, has contaminat	RADON DISCLOSURE REQUIREMENT  rally occurring radioactive gas that, when it has accumulated in a building in sufficient q luding lung cancer. The Kentucky Department for Public Health recommends radon testing and search "radon."  aware of any testing for radon gas?  what were the results?  a radon mitigation system installed?  it functioning properly?  METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT  where who chooses NOT to decontaminate a property used in the production of methan re of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:  apphetamine contamination is a Class D Felony under KRS 224.99-010.  operty currently contaminated by the production of methamphetamine?  s the property been professionally decontaminated from methamphetamine	guantities ng. For m	nore info	present formation    Z  Z  UST monope	it lon,
adon is a natu ealth risks, inc sit chfs.ky.gov e. 1) Are you 2) If yes, w f. 1) Is there 2) If yes, is property own ritten disclosus sclose metham 2) If no, has contaminat Explain:	RADON DISCLOSURE REQUIREMENT  rally occurring radioactive gas that, when it has accumulated in a building in sufficient q luding lung cancer. The Kentucky Department for Public Health recommends radon testing and search "radon."  aware of any testing for radon gas?  what were the results?  a radon mitigation system installed?  it functioning properly?  METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT her who chooses NOT to decontaminate a property used in the production of methan re of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47; hiphetamine contamination is a Class D Felony under KRS 224.99-010.  operty currently contaminated by the production of methamphetamine?  s the property been professionally decontaminated from methamphetamine tion?	guantities ng. For m	nore info	present formation [7]  [7]  [8]  UST monopope	it lon,
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adon is a natu ealth risks, inc isit chfs.ky.gov e. 1) Are you 2) If yes, w f. 1) is there 2) If yes, is property own ritten disclosus sclose methan g. 1) Is the pr 2) If no, has contaminat Explain: 6. MISCELLANE 6. Are you aw	RADON DISCLOSURE REQUIREMENT rally occurring radioactive gas that, when it has accumulated in a building in sufficient q luding lung cancer. The Kentucky Department for Public Health recommends radon testing rand search "radon." I aware of any testing for radon gas? I hat were the results? I a radon mitigation system installed? It functioning properly?  METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT HER WHO chooses NOT to decontaminate a property used in the production of methan re of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47: higheramine contamination is a Class D Felony under KRS 224.99-010. Operty currently contaminated by the production of methamphetamine? Is the property been professionally decontaminated from methamphetamine tion?  OUS  Tare of any existing or threatened legal action affecting this property?	juantities ng. For m  imphetam :200. Fai	nore info	present formation    Z  UST monope    Z  D  NO	it lion,
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adon is a natu ealth risks, inci isit chfs.ky.gov e. 1) Are you 2) If yes, w f. 1) Is there 2) If yes, is  property own ritten disclosus sclose methan g. 1) Is the pn 2) If no, has contaminat Explain: chre you aw Are there a (e.g. sewer	RADON DISCLOSURE REQUIREMENT rally occurring radioactive gas that, when it has accumulated in a building in sufficient q luding lung cancer. The Kentucky Department for Public Health recommends radon testing rand search "radon." It aware of any testing for radon gas? If what were the results? It a radon mitigation system installed? It functioning properly?  METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT HER WHO chooses NOT to decontaminate a property used in the production of methan her of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47: higher than phetamine contamination is a Class D Felony under KRS 224.99-010. higher contaminated by the production of methamphetamine? It is the property been professionally decontaminated from methamphetamine higher contaminated by the production of methamphetamine high	puantities ng. For m	nore info	present formation of the proper to prope to prop	it ion,
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C. Are yo	ou aware of any violations o roperty?	if local, state, or fee	deral laws, codes, or ordinance	es relating to			Z	
	ere any transferable warran	ities?						
Explair	·					=		<u>-</u>
e. Has thi	is house ever been damaged	d by fire or other d	isaster?				rat .	
Explain	1;						<b></b>	
f. Are you	u aware of the existence of		i on the property?					_
	s house ever had pets living		3,					
				<del> </del>			N.	
h. Is this h	ouse in a historic district or	r listed on any regis	stry of historic places?				<b>Z</b>	_
13. ADDITIOI	NALINFORMATION				N/A	YES	NO NO	
Do you know	anything else about the pro	operty that that sh	ould be disclosed to the Buyer	?			<u>Z</u>	K
f yes, please	Explain: Is this house in a historic district or listed on any registry of historic places?  ADDITIONAL INFORMATION You know anything else about the property that that should be disclosed to the Buyer? s, please provide details in the space provided, below. Attach additional sheets, as necess			ecessary,				_
	CERTIFICATION (CHOOSE ONE)							
As Se nowledge and oclosing.	ller(s) I / we hereby certify d belief. I / we agree to im	that the informat	ion disclosed above is comple Buyer in writing of any chang	ete and accurat	e to the	e best	of my / e / us p	 ' c
As Se nowledge and closing. eller Signature	ller(s) I / we hereby certify d belief. I / we agree to im	that the informat nmediately notify Date	Buyer in writing of any chang	es that become	e to the	e best	e / us p	
As Senowledge and closing.  eller Signature  As Seles completed the above-name of the signature	ller(s) I / we hereby certify d belief. I / we agree to ime	that the informat nmediately notify Date that my / our Rea n provided by me	Buyer in writing of any chang	es that become	e know	Dal	e / us p te rint na ree to h	or
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As Senowledge and closing.  As Sell as completed e above-nameller Signature  As Sell As Sell	ller(s) I / we hereby certify d belief. I / we agree to ime ller(s) I / we hereby certify this form with information ned agent harmless for any elem of the latest to complete the ler(s) I / we refuse to complete ler(s) I / we refuse ler(s) I / we refuse to complete ler(s) I / we refuse to complet	that the informat nmediately notify  Date  that my / our Rea n provided by me representations t	Seller Signature  I Estate Agent, 1 3 5 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	es that become	e know we furtl	Dal(p her agr 24.360( Dat	e / us p te rint na ree to h (9). e	m
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