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

his form applies to residential rea	l estate sales and purchases.	This form is not required for:

1. Residential purchases of new construction homes if a warranty is provided; or

T. Residential parellases of the version for the state of	••			
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 sell	ng Valiranewere t	o the numeri	ne fn sk	10 6 ~~~
must be based on the best of your knowledge of the property you are selling, howe				
Please take your time to answer these questions accurately and completely.	TO MILE WITHOUT DE) and direction r	iidt mid	MICUBE
Durantu Address	······································		***************************************	
554 Country Club Lane			****	
City Tempkinsville	State KY	Zip 421	e7	
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requireme		that mandate	s the "s	eller's
disclosure of conditions" relevant to the listed property. This disclosure is based	on the Seller's kn	owledge of t	he prop	erty's
condition and the improvements thereon, however that knowledge was gained. The	is disclosure form	shall not be	a warrai	ity by
the Seller or real estate agent and shall not be used as a substitute for an inspection				
obtain. This form is a statement of the conditions and other information about the pr				
advised, the Seller does not possess any expertise in construction, architecture, engi the construction or condition of the property or the improvements on it. Unless oth	neering, or any our	e i specilic ar a Sallar hac r	eas reia	ted to
any inspection of generally inaccessible areas such as the foundation or roof. The E	Ruver is encourage	d to obtain h	is or he	rown
professional inspections of this property.				
INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report	all known condition	ns affecting	the pro-	nartu
regardless of how you know about them or when you learned. (3) Attach additional	pages. If necessar	v. with vour	signatur	e and
the date and time of signing. (4) Complete this form yourself or sign the authorization	n at the end of this	form to auth	orize th	e 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 y	our pro	perty,
mark "not applicable." (6) If you truthfully do not know the answer to a question, m	ark "unknown." (7)) If you learn	any fact	prior
to closing that changes one or more of your answers to this form after you have cor	npleted and submi	tted it, imme	diately	notify
your agent or any potential buyer of the change in writing.				
SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regardi	ng the property. The	nis informatio	on is tru	e and
accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize	(s) the real estate	agent to prov	/lde a co	py of
this statement to any person or entity in connection with actual or anticipated sale	of the property or	as otherwise	provid	ed by
law. The following information is not the representation of the real estate agent.				
Answer all questions to the BEST OF YOUR KNOWLEDGE. Attack	h additional sh	eets as ne	cessary	′ .
1. PRELIMINARY DISCLOSURES		N/A YES	NO	UN- KNOVN
a. Have you ever lived in the house? If yes, please indicate the length of time:				
b. List the date (month / year) you purchased the house. March 2	<u>021 </u>			
c. Do you own the property as (an) Individual(s) or as representative(s) of a compa	ny?	· · · · · · · · · · · · · · · · · · ·		
Explain:			<u>Ł</u>	
d. Has the house been used as a rental? If yes, length of time rented?			IJ∕,	
e. Has this house ever been vacant (not lived-in) for more than three (3) consecuti	ve months?		Q/	
f. Has this house ever been used for anything other than a residence?			- 년	
Explain:				
			/AP-1-17.	





Page 1 of 5

Buyer Initials

Date/Time

KREC Form 402 12/2022

Buyer Initials

Date/Time

PROPERTY ADDRESS:					···
2. HOUSE SYSTEMS	abad ababa sabath as the as (he he he	7			
	ected, state whether there have been problems affecting:	N/A			KYO!
a. Plumbing					
b. Electrical system				<u> Z</u>	
c. Appliances				₩.	
d. Ceiling and attic fans					
e. Security system					Γ
f. Sump pump				Q'	
g. Chimneys, fireplaces, inserts				Ø′	
h. Pool, hot tub, sauna		П		Ø	<u>, </u>
l. Sprinkler system				Ū'	<u>,</u> [
j. Heating system	age of system:			\(\overline{\pi}\)	
k. Cooling/air conditioning system	age of system:			Q/	
I. Water heater	age of system:			Ω/	Ĺ
Please explain any deficiencies noted	n this Section and/or corrections or repairs to resolve these	problems:	······································		
3. BUILDING STRUCTURE		N/A	**************************************		UN-
	corrected, state whether there have been problems affecting		YES	NO	KNOV
Whether or not they have been of The foundation or slab	orrected, state whether there have been problems affecting	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			
				<u> </u>	
2) The structure or exterior vener	3 (*)				
3) The floors and walls					
4) The doors and windows				<u>V</u>	
b. 1) Has the basement ever leaked				<u> </u>	
2) If so, when did the basement last		part			
3) Have you ever had any repairs				Ø,	
	repaired, when was the repair done?				
	, how often does it leak? (e.g., every time It rains, only afte	r an extreme	ely heav	vy rain, e	etc.)
Explain:					
	aware of, any water or drainage problems in the crawl spa			W,	
d. Are you aware of any damage to v				Q/	
Δ	ast wood infestation (e.g., termites, borers, carpenter ant	·, 🗆			П
rungi, etc.) r			·	121	اسا
f. Are you aware of any damage due					
 Has the house or any other imp 	rovement been treated for wood infestation?				
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 p	roblems:	~~~		
			7		
ROOF		N/A	YES	NO	UN-
. How old is the roof covering? Age of	of the roof if known:		1 20	-110	KNOWA
	ce you have owned or lived at the property?		- W		
<u></u>	ore you owned or lived at the property?				
		<u> </u>	LL.	<u> </u>	
. When was the last time the roof lea. Have you ever had any repairs done			Ω [']	<u></u>	
. Have you ever had any repairs done	E LO LITE TOUT	<u> </u>	izi_		
TRE 11/14/25	Page 2 of 5				
prinitials Date/Time		luyer Initials		Date	/Tim
<u>16 11 1125</u>	KREC Form 402 12/2022	huung lmib!-l-		***************************************	
er Initials Date/Time	ANEC FORM 402 12/2022	luyer Initials		Date	/Time

a. 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? d. Do you know the boundaries? Explain: Explain: Explain: Explain: Are there any encroachments or unrecorded easements relating to the property? Explain: 7. WATER N/A YES NO 8. Source of water supply: (inty of Tompkino illa) 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: SEWER SYSTEM N/A YES NO a. Property is serviced by: 1. Category II: Public Municipal Treatment Facility 2. Category III: Subdivision Package Plant 4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT) 5. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system 7. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system Name of Servicer: Date of last inspection (septic): 2023 - New Septic Date last cleaned (septic):	PROPERT	Y ADDRESS:					
S. If the roof presently leaks, how often does it leak? (a.g., every time it rains, only after an extremely heavy rain, etc.) Explain:	f. Ha	ve you ever had the roof replaced?				Ø	
Explain: App. Dot. Lock Extending Have you ever had not free any encoractments or 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: S. LAND / DRAINAGE 3. 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 unstanched structures 4) Outbuildings or unstanched structures 5 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? Is there are tentino / detention basin, pond, lake, creek, spring, or water shed on or adjoining 1 Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining 2 Is there are tentino / detention basin, pond, lake, creek, spring, or water shed on or adjoining 3 Is so what is the flood zone? 4 Source of water supply the property? 4 Description of a copy of any survey of the property performed? 5 Are you in possession of a copy of any survey of the property? 5 Description of the property? 6 Do you know the bottodaries? 6 Do you know the bottodaries? 7 Explain: 8 Are there any encroachments or unrecorded easements relating to the property? 8 Description of the property of the property? 9 Description of the property of	lf s	o, when?					
Explain: Apps. Not. Lock presented 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 defidencies noted in this Section and/or corrections or repairs to resolve those problems: S. LAND / DRAINAGE S. LAND / DRAINAGE S. 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 unsattached structures 4) Outbuildings or unsattached structures 5 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? Is there are chertinor / detention basin, pond, lake, creek, spring, or water shed on or adjoining 1 Is there are chertinor / detention basin, pond, lake, creek, spring, or water shed on or adjoining 2 Is the property? Please explain any defidencies noted in this Section and/or corrections or repairs to resolve those problems: 6, BOUNDARIES 6, BOUNDARIES 7, Are you in possession of a copy of any survey of the property performed? 1 Description of the property of the property? 2 Description of the property of the property? 3 Description of the property? 4 Description of the property? 5 Description of the property? 6 Description of the property? 7 Description of the property? 8 Description of the property? 9 Descripti	g. If th	he roof presently leaks, how often does it leak? (e.g., every time it rains, only afte	r an extremely h	neav	v rain. e	atc.)	
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BOUNDARIES a. 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: # MAY ARE Do you know the boundaries? Explain: # Are there any encroachments or unrecorded easements relating to the property? Explain: WATER N/A YES NO Source of water supply: ()	lease exp	lain any deficiencies noted in this Section and/or corrections or repairs to resolve	those problems	;;		***************************************	
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Ginitials Pate/Time Buyer inicials Date/T	No.	<u>내내생</u> Page 3 of 5	Oppose Inite	ale		<u> </u>	le:
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r Initials Date/Time KREC Form 402 12/2022 Buyer Initials Date/1	r Initials	Date/Time KREC Form 402 12/2022	Buver Initi:	als		Date	/Tim

PROPERTY ADDRESS:				
Please explain any deficiencies noted in this Section:				
9. CONSTRUCTION / REMODELING			·	Ü
	N/A	YES	NO	KNO
a. Have there been any additions, structural modifications, or other alterations made?		<u> </u>		(
b. If so, were all necessary permits and government approvals obtained?	D/			[
Explain:			·····	
10. HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	
a. 1) is the property subject to any restrictions, rules, or regulations of a Homeowners Association	on? 🗆			1
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?			Q']
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?			Ø'	E.
Are any features of the property shared in common with adjoining landowners, such as wall	S			
d. fences, driveways, etc.?	" 🗆			
e. Are there any pet or rental restrictions?			a -	
Explain:				
	entransport of the second seco			
1. HAZARDOUS CONDITIONS	N/A	YES	NO	ui
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or		1 142	- NO	KNO
a. abandoned wells on the property?		V		
Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous wast			·	
b. water contamination, asbestos, the use of urea formaldehyde, etc.)	e, 🗆			
LEAD BASED PAINT DISCLOSURE REQUIREMENT				
very purchaser of any interest in residential real property on which a residential dwelling was bu	llt prior to 19	78 is no	tified t	that
uch property may present exposure to lead from lead-based paint, which may cause certain healt c. Was this house built before 1978?	n risks.		/	
			<u> </u>	
d. Are you aware of the existence of lead-based paint in or on this house?			덛	
RADON DISCLOSURE REQUIREMENT				
adon is a naturally occurring radioactive gas that, when it has accumulated in a building in suffici	ent quantitie	s, may j	presen	t
ealth risks, including lung cancer. The Kentucky Department for Public Health recommends radon	testing. For r	nore inf	in rm abi	
sit chfs.ky.gov and search "radon."		4 11,11	viiiiau	on,
. 1) Are you aware of any testing for radon gas?			e e	
. 1) Are you aware of any testing for radon gas? 2) If yes, what were the results?	П			
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d. Are there	any transferable warranties?)					回	
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e. Has this h	ouse ever been damaged by	fire or other disas	ster?					
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