KENTUCKY REAL ESTATE COMMISSION



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



Date/Time

Buyer Initials

CELLEDIC DICCI OCUDE OF DOODEDTY COM	DITION				
SELLER'S DISCLOSURE OF PROPERTY CON				-	7
This form applies to residential real estate sales and purchases. This form is not request. Residential purchases of new construction homes if a warranty is provided; or	r				
 Residential purchases of new construction nomes if a warranty is provided, o Sales of real estate at auction; or 					
2 A court cuparvised foreclosure					
As a Soller, you are asked to disclose what you know about the property you are selling	ng. Your answers to	the quest	ions in	n this to	orm
must be based on the best of your knowledge of the property you are selling, however	er and whenever	you gained	tnatk	nowie	age
Please take your time to answer these questions accurately and completely.					
City Barkesville		7:_			_
City Burkesville	State	Zip 42			
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requireme	nts of KRS 324.360	that mand	ates th	ne "sell	er's
disclosure of conditions" relevant to the listed property. This disclosure is based	on the Seller's kn	owieage o	it the p	proper	ty's
and the improvements thereon, however that knowledge was gained. The	is disclosure form	snall not t	e a wa	arranty	/ py
the Seller or real estate agent and shall not be used as a substitute for an inspection	n or warranty that	the Seller 1	Inless	other	vise
obtain. This form is a statement of the conditions and other information about the p advised, the Seller does not possess any expertise in construction, architecture, eng	ineering, or any ot	ner specific	areas	relate	d to
the construction or condition of the property or the improvements on it. Unless of	herwise advised, ti	ne Seller na	as not	conauc	tea
any inspection of generally inaccessible areas such as the foundation or roof. The	Buyer is encourage	ed to obtai	n his c	or her o	nwo
professional inspections of this property.					
INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Repor	t all known condit	ions affect	ing the	e prope	erty,
regardless of how you know about them or when you learned. (3) Attach additions	al pages, it necessa	ary, with yo	our sigi	nature	and
the date and time of signing (4) Complete this form yourself or sign the authorizati	on at the end of th	is form to a	autnor	ize the	real
partition agent to complete this form on your hehalf in accordance with KRS 324.360(9)). (5) If an Item doe	s not apply	to you	ir prop	erty,
mark "not applicable " (6) If you truthfully do not know the answer to a question, I	mark "unknown." (/) if you le	arn an	iy ract	buot
to closing that changes one or more of your answers to this form after you have co	ompleted and subt	nitted it, ir	nmean	ately n	OTITY
your agent or any potential buyer of the change in writing.					
SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regar	ding the property.	This inforr	nation	is true	and
assurate to the best of my / our knowledge as of the date signed. Seller(s) authori	ze(s) the real estat	e agent to	provid	ie a co	by or
this statement to any person or entity in connection with actual or anticipated sa	le of the property	or as othe	rwise p	provide	ed 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> . At	tach additional	sheets as	yes		AIN-
1. PRELIMINARY DISCLOSURES		N/A	[]	NO	KNOWN
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.	- 7				
c. Do you own the property as (an) individual(s) or as representative(s) of a com	npany r				
Explain:				B	
d. Has the house been used as a rental? If yes, length of time rented?	autius months?		CD/		70
e. Has this house ever been vacant (not lived-in) for more than three (3) conse	cutive months:			4	<u> </u>
f. Has this house ever been used for anything other than a residence?		<u> </u>		[5]	
Explain:					
SLA 9170173 1122 = Page 1 of 5					
1130		Buyer Initial	5	Dat	te/Time
Seller Initials Date/Time					

KREC Form 402 12/2022

Date/Time

Seller Initials

HC	RTY ADDRESS: USE SYSTEMS	N/A	YĖS	NO	UN-
he	ther or not they have been corrected, state whether there have been problems affecting:	I IV/A			KHOWK
ì.	Plumbing		 	1	
) .	Electrical system	-	=	THE	H
C.	Appliances			THE	님
d.	Celling and attic fans		一	E	H
e.	Security system				님
f.	Sump pump	12			岩
g.	Chimneys, fireplaces, inserts		_ 🗓		-
h.	Pool, hot tub, sauna	4	<u>- []</u>	<u></u>	믑
ı.	Sprinkler system			-	
j.	Heating system age of system:		- 	믑	븝
k.	Cooling/air conditioning system age of system:			-	-
1.	Water heater age of system:		11/8		
'lea	ise explain any deficiencies noted in this Section and/or corrections or repairs to resolve these prob	.,			*
A P	UILDING STRUCTURE	N/A	YES	NO	UII-
3. E	Whether or not they have been corrected, state whether there have been problems affecting:				
а.	1) The foundation or slab			4	
	The structure or exterior veneer			De	
				12	
	3) The floors and walls			U	
	4) The doors and windows	TZ/			
b.	1) Has the basement ever leaked?				
	2) If so, when did the basement last leak?	(1)			
	3) Have you ever had any repairs done to the basement? 4) If you have had basement leaks repaired, when was the repair done?				
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after a	n extrem	ely hea	vy rair	, etc.)
	Explain:				
	. Have you experienced, or are you aware of, any water or drainage problems in the crawl space	? 🗆		12	
	Are you aware of any damage to wood due to moisture or rot?			4	
_	Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants,			b	/ п
(fungi, etc.)?				
	Are you aware of any damage due to wood infestation?			12	
	1) Has the house or any other improvement been treated for wood infestation?			Ø	
	2) If yes, by whom?				
	3) Is there a warranty?				
P	lease explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pr	oblems:			A
4	a How old is the roof covering? Age of the roof it known.	Year [
1	b. Has the roof leaked at any time since you have owned or lived at the property?		-	-	
Γ	c. Has the roof leaked at any time before you owned or lived at the property?	<u> </u>	<u> </u>		2 0
-	d. When was the last time the roof leaked?				/
1	e. Have you ever had any repairs done to the roof?	[] [] [
0	Page 2 of 5	Buyer Init	lale		Date/1
~			ula		
3	eller Initials Date/Time	Buyer init			Date/

PERTY ADDRESS:		1	الموزاريل				_/	
f. Have you ever h	ad the roof replaced?	New	Construction]		W .	
If so when?	(A)							
g. If the roof prese	ently leaks, how often does	it leak? (e.g., eve	ry time it rains, only after an e	xtremely he	eavy ra	in, etc	:.)	
Evolain:			-re-record - resecutions seems					
h. Have you ever h	nad roof repairs that involve covering? If so, when?	ed placing shingle	es on the roof instead of replac	cing !			ta	
lease explain any de	ficiencies noted in this Sect	ion and/or correc	ctions or repairs to resolve tho	se problems	S:			
		30 330 1 - 1 × 2000, 2000 0						
,				2 . SON 2000 COVERS				
LAND / DRAINAGE					N/A	YES	NO	KNO/VM
a. Whether or no	t they have been corrected,	state whether th	nere have been problems affe	cting:				
1) Soil stability					<u> </u>			<u>- Ц</u>
2) Drainage, flo	ooding, or grading							
3) Eroslon	-						W	
4) Outbuilding	s or unattached structures							
b. Is the house lo	cated within a Special Floor ederally backed mortgages	d Hazard Area (SI ?	FHA) mandating the purchase	of flood			Ø/	
If so, what is t	ne flood zone?							_
c. this property?			oring, or water shed on or adjo				D	
Please explain any o	leficiencies noted in this Sec	ction and/or corr	ections or repairs to resolve th	ose problen	ns:			
1 (case explain any		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					;	
6. BOUNDARIES					N/A	YES	NO	UN- KROWA
6. BOUNDAKIES	r had a staked or pinned sur	vey of the prope	erty nerformed?				de	
a. Have you ever	ssession of a copy of any sur	rvey of the prope	erty?				1	
		ivey of the prope	11 LY 1			12		
	daries marked in any way?		The second secon	, ,			_	
Explain:	.1 1				П	H		
THE RESIDENCE OF THE PARTY OF T	the boundaries?							
Explain:	encroachments or unrecor	ded encompate	relating to the property?				D	
The second secon	encroachments or unrecor	ded easements i	elacing to the property					
Explain:			T :11		N/A	YES	NO	KNOW
7. WATER	C.T.	A BIAR	hisville				•	
a. Source of wa	re of below normal water so	1 4					12	
b. Are you awar	ter ever been tested? If so, a	attach the cocult	or evoluin				th	
AND DESCRIPTION OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUM	er ever been testeur il so, e	attach the results	o capiana			····		
Explain:	,	1 0	T		N/A	YES	NO	·· UN
8. SEWER SYSTEM		1 13/1	HES VILLE					KIIG
a. Property is s	erviced by: City					Ė		
	: Public Municipal Treatmen							
	I: Private Treatment Facility							
3. Category	II: Subdivision Package Plan	it	HONAT DACKACE DI ANITI					
4. Category	IV: Single Home Aerobic Tre	eatment System (HOME PACKAGE PLANT)					
5. Category	V: Septic Tank with drain fle	id, lagoon, wetla	and, or other onsite dispersal	nt auctom				
6. Category	VI: Septic Tank with dispers	al to an offsite, n	nulti-property cluster treatme	nt system				ALBERT THE PARTY OF
	VII: No Treatment/Unknow	n						
Name of Ser	rvicer:		,,					
b. For propert	ies with Category IV, V, or V	'l systems						
		022						
	inspection (septic):	- Vencius IV - America	Date last cleaned (sept	ic):				/
C Are voll aw	are of any problems with th	e sewer system?					3 d	Y
SLA	9130137		Page 3 of 5	Buye	er Initia	als		Date/
Seller Initials	Date/Time	KREC F	orm 402 12/2022		er Initia			Date/
Seller Initials	Date/Time	0 1						

 $c_{\bullet} = c_{\bullet} = c_{\bullet}$

a. Have there been any additions, structural modifications, or other alterations made?	THE PROPERTY OF THE PROPERTY O	N/A	YES	NO .	NOWN
Explain: N/A YES NO Display: Display: Display: N/A YES NO Display: Display: Display: Display: N/A YES NO Display: Displa	9. CONSTRUCTION / REMODELING			D	$\overline{}$
Explain: N/A YES NO In MOMEOWNERS ASSOCIATION (HOA) In the property subject to any restrictions, rules, or regulations of a Homeowners Association? If yes, what is the annual or monthly assessment? If yes, what is the annual or monthly assessment? If yes, what is the annual or monthly assessment? IHOA Primary Contact Name: HOA Primary Contact Phone No. and email address: 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.? Are there any pet or rental restrictions? Explain: II. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or a bandoned 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 formatichyde, etc.) ELAD 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 the 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 DISCLOSURE	a. Have there been any additions, structural mountainers, or other areas			D	
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PROPERTY ADDRESS: Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to V Are there any transferable warranties? Explain: D Has this house ever been damaged by fire or other disaster? Explain: D Are you aware of the existence of mold or other fungl on the property? dz Has this house ever had pets living in it? Is this house in a historic district or listed on any registry of historic places? N/A YES 13. ADDITIONAL INFORMATION Do you know anything else about the property that that should be disclosed to the Buyer? If yes, please provide details in the space provided, below. Attach additional sheets, as necessary. 14. SELLER(S) CERTIFICATION (CHOOSE ONE) As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing. Date Seller Signature Seller Signature As Seller(s) I / we hereby certify that my / our Real Estate Agent, has completed this form with Information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9). Seller Signature Seller Signature 9120123 As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer. Date Seller Signature Date Seller Signature The Seller(s) refuse(s) to complete this form or to acknowledge such refusal. Date Principal Broker / Real Estate Agent Signature Principal Broker / Real Estate Agent Print Name The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form. Date **Buyer Signature** Date **Buyer Signature** Page 5 of 5 **Buyer Initials** Date/Time Date/Time KREC Form 402 12/2022 **Buyer Initials**

Seller Initials

Date/Time