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 real estate sales and purchases. This form is not required for				
but these of new construction homes if a warranty is provided or				
s pages of real estate at auction, or				
- A COURT SUBSTITION OF THE SU				1
As a Seller, you are asked to disclose what you know about the property you are selling. Your answe	rs to the que	stions in	n this fo	HTTP
hust be based on the best of your knowledge of the property you are selling, however and whenever	er you gaine	ed that k	nowled	ge.
Please take your time to answer these questions accurately and completely. Property Address			i palli e cina te e i ce	
17 Barger Spie Rd				
City State.	Zip			
Burkes ville States	2.10			
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.3	60 that man	dates th	e "selle	r's
fisclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's	knowledge	of the	propert	y's
ondition and the improvements thereon, however that knowledge was gained. This disclosure fo	rm shall not	be a wa	arranty	by
he Seller or real estate agent and shall not be used as a substitute for an inspection or warranty the	at the purch	naser ma	ay wish	to
obtain. This form is a statement of the conditions and other information about the property known b	by the Seller.	Unless	otherw	ise
idvised, the Seller does not possess any expertise in construction, architecture, engineering, or any	other specif	ic areas	related	to
he construction or condition of the property or the improvements on it. Unless otherwise advised	, the Seller h	as not o	conduct	ed
my inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encour	aged to obta	ain his o	r her o	wn
professional inspections of this property.				1
estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item department to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item department of the complete that changes one or more of your answers to this form after you have completed and support 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 of the change in writing.	ibmitted it, i	mmedia	ately no	otify
				and
his statement to any person or entity in connection with actual or anticipated sale of the proper	ty or as oth	erwise (
his statement to any person or entity in connection with actual or anticipated sale of the proper law. The following information is not the representation of the real estate agent.	ty or as our		provide	d by
nis statement to any person or entity in connection with actual or anticipated sale of the proper w. The following information is not the representation of the real estate agent. Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u> . Attach addition:	ty or as our		provide	d by
nis statement to any person or entity in connection with actual or anticipated sale of the proper w. The following information is not the representation of the real estate agent. Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u> . Attach addition: PRELIMINARY DISCLOSURES	al sheets a	as nece	essary	d by
nis statement to any person or entity in connection with actual or anticipated sale of the proper w. The following information is not the representation of the real estate agent. Answer all questions to the BEST OF YOUR KNOWLEDGE. Attach addition. PRELIMINARY DISCLOSURES B. Have you ever lived in the house? If yes, please indicate the length of time:	al sheets a	ns nece	essary	d by
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**Market Has the house ever been vacant (not lived-in) for more than three (3) consecutive months?	al sheets a	YES	essary	d by
Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u> . Attach additions PRELIMINARY DISCLOSURES Have you ever lived in the house? If yes, please indicate the length of time: List the date (month / year) you purchased the house. Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: Individual Has the house been used as a rental? If yes, length of time rented? Has this house ever been vacant (not lived-in) for more than three (3) consecutive months?	I sheets a N/A	YES	essary	une subsets
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Answer all questions to the BEST OF YOUR KNOWLEDGE. Attach additions. PRELIMINARY DISCLOSURES 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. 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? All BIB Short—T e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? Has this house ever been used for anything other than a residence?	al sheets a	YES	essary NO	d by

KREC Form 402 12/2022

Date/Time

Seller Initials

Buyer Initials

14.70	OUSI STATUM	-	Lega	449	19
Dr.	the crinot they have been corrected, state whether there have been problems affecting	N/A	YES	NO	- 000
	Parabing	LI		The	-
R	Electrical system	0	()	サン	
- 5	Applants		D.	Ser.	-
Ø	Ceding and atticifans		()	(A)	
6	Security system	0		DY	0
1	print thrute	0		D	
8	Chimneys fireplaces inserts	0		N	
b	Pool, hot tub, sauna			P	
4	Sprinkler system	0		P	
}	Heating system age of system:			M	
ħ.	Cooling/air conditioning system age of system:		April 1		
!	Water heater age of system: lise explain any deficiencies noted in this Section and/or corrections or repairs to resolve these pro			Q	-
			alexx (d)		LBA
	UILDING STRUCTURE	N/A	YES	NO	ENDIN
a	Whether or not they have been corrected, state whether there have been problems affecting:			4	
	1) The foundation or slab			14	
	2) The structure or exterior veneer				
-	3) The floors and walls				
	4) The doors and windows		ᆜ	B	
b.	1) Has the basement ever leaked?				
	2) If so, when did the basement last leak?	П	П	P	
	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 an extension of the property of the p	extreme	ly heav	v rain	etc.)
	Explain:	T CACT CITTE	7	, ,	
	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?			P	
C.	Are you aware of any damage to wood due to moisture or rot?		$\overline{\Box}$	P	
d.	Are you aware of any damage to wood due to most die of rock. Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants,				
e.	fungi, etc.)?			0	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			9	
				- Learney	
f.	1) Has the house or any other improvement been treated for wood infestation?				
	1) Has the house or any other improvement been treated for wood infestation?				
	Has the house or any other improvement been treated for wood infestation? If yes, by whom?			سلا	
f.	1) Has the house or any other improvement been treated for wood infestation? 2) If yes, by whom? 3) Is there a warranty?			سلا	
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f. Plea	1) Has the house or any other improvement been treated for wood infestation? 2) If yes, by whom? 3) Is there a warranty? se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro		YES	NO	Uh
f. Plea	1) Has the house or any other improvement been treated for wood infestation? 2) If yes, by whom? 3) Is there a warranty? se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro DOF How old is the roof covering? Age of the roof if known: No+ (Cns VI)	blems:	YES		
f. Plea 4. RC a. b.	1) Has the house or any other improvement been treated for wood infestation? 2) If yes, by whom? 3) Is there a warranty? se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro POF How old is the roof covering? Age of the roof if known: Has the roof leaked at any time since you have owned or lived at the property?	blems:	YES	NO D	Uh
f. Plea 4. RC a. b. c	1) Has the house or any other improvement been treated for wood infestation? 2) If yes, by whom? 3) Is there a warranty? se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro DOF How old is the roof covering? Age of the roof if known:	blems:	YES		Uh
f. Plea 4. RC a. b. c. d	1) Has the house or any other improvement been treated for wood infestation? 2) If yes, by whom? 3) Is there a warranty? se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro DOF How old is the roof covering? Age of the roof if known: 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?	N/A	YES		Uh
f. Plea 4. RC a. b. c	1) Has the house or any other improvement been treated for wood infestation? 2) If yes, by whom? 3) Is there a warranty? se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro DOF How old is the roof covering? Age of the roof if known:	blems:	YES		Uh
f. Plea 4. RC a. b. c d e	1) Has the house or any other improvement been treated for wood infestation? 2) If yes, by whom? 3) Is there a warranty? se explain any deficiencies noted in this Section and/or corrections or repairs to resolve those pro POOF How old is the roof covering? Age of the roof if known: 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? Page 2 of 5	N/A	YES		Uh

th 36	FRINADING S. However had the soot replaced?		()		51	()
	If the mol precently leaks, how often does it leak?	le e every time it rains, only after an extre	inely heav	rain, e	1	
4		6				
	Explain Have you ever had mol repairs that involved place	se shingles on the roof instead of replacing	<i>†</i> 1		TR	
h	the entire and reserve? If to when?		C)	100		
P4-3	se explain any deficiencies noted in this Section and	or corrections or repairs to resolve those pr	oblems			
				011144	110	Obs
5.1	NO / DRAINAGE		N/A	YES	NO	pon
A	Whether or not they have been corrected, state w	nether there have been problems affecting		F1	[B	n
	1) Soil stability				P	-
	2) Drainage, flooding, or grading				(1)	
	The second secon	The second secon			0	
	3) Crosion				14	اسا
	Outbuildings or unattached structures Is the house located within a Special Flood Hazard	Area (SEHA) mandating the purchase of flo	od 🖂		B	
b.	is the house located within a Special Flood Hazard	then by they make a	lund			
Towns to	insurance for federally backed mortgages?					
The Sales In	If so, what is the flood zone? is there a retention / detention basin, pond, lake, or	reek spring or water shed on or adjoining	П		B	
(the near 2				-	
Piea	se explain any deficiencies noted in this Section and,	or corrections or repairs to resolve those pr	obienis.			
			N/A	YES	NO	IN-
and the same of the same of	DUNDARIES	and the parformed?				
3.	Have you ever had a staked or pinned survey of the	property performed:			9	
b.	Are you in possession of a copy of any survey of the	property:			8	
C.	Are the boundaries marked in any way?					
	Explain:				0	
d.	Do you know the boundaries?					
	Explain:	- ats relating to the property?			9	
e.	Are there any encroachments or unrecorded easen	fents relating to the property.				
	Explain:		N/A	YES	NO	UN- KNOW
7. W	ATER					
a.	Source of water supply:	tor pressure?			0	
b.	Are you aware of below normal water supply or wa	asults or explain.				
C.	Has your water ever been tested? If so, attach the	esuits of explain.				
	Explain:		N/A	YES	NO	KNOW
8. 58	WER SYSTEM					_
a.	Property is serviced by:				0	
	Category I: Public Municipal Treatment Facility				9	
	2. Category II: Private Treatment Facility				B	_ [
	Category III: Subdivision Package Plant Category IV: Single Home Aerobic Treatment Syst	em (HOME PACKAGE PLANT)			9	
	Category V: Single Home Aerobic Treatment Syst Category V: Septic Tank with drain field, lagoon, v	vetland, or other onsite dispersal		0		
	 Category V: Septic Tank with drain field, lagoon, v Category VI: Septic Tank with dispersal to an offsi 	te multi-property cluster treatment system	n 🗆		0	
	6. Category VI: Septic Tank with dispersal to an offsi	e, maid property costs.				
	7. Category VII: No Treatment/Unknown					
	Name of Servicer:					- Armonia
b.	For properties with Category IV, V, or VI systems					
	Date of last inspection (sewer):	Data last classed (contic)				
	Date of last inspection (septic):	Date last cleaned (septic):			Tam	T
C.	Are you aware of any problems with the sewer syste	m?	L		CE	hou
PI	P 3/19/24	Page 3 of 5	uyer Initials		Da	te/T
ner f	itials Date/Time	Cr 403 13/3033			Da	te/Ti
	itials Date/Time KRE	C Form 402 12/2022 B	uyer Initials		Ud	TEA 11

	to Deplace any deficiency personed in this Section.				
). CI	ONSTRUCTION / REMODELING	N/A	YES	100	7 1
ò	have there been any additions, structural modifications, or other alterations made?	()	TES	CA	g, page
b	If so, were all necessary permits and government approvals obtained?	Ü		n	
	Explain	LJ	U	6-1	- Lan
10.1	HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	MO	180
à	1) is the property subject to any restrictions, rules, or regulations of a Homeowners Association?			TH	REFER
	2) If yes, what is the annual or monthly assessment?	L.J		List	
	3) HOA Name				
	HOA Primary Contact Name				
	HOA Primary Contact Phone No. and email address:				
b	Is the property a condominium?		П	(I)	
	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate		1	5.49	
C	Are you aware of any condition or legal action that may result in an increase in dues, taxes or				
	assessments?			9	
d	Are any features of the property shared in common with adjoining landowners, such as walls,			~	_
_	fences, driveways, etc.?			8	
e.	Are there any pet or rental restrictions?			13	
	Explain				
**					
11.	HAZARDOUS CONDITIONS	N/A	YES	NO	KNOW
a.	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?			1	
	Ara				
Eve suc	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 TY purchaser of any interest in residential real property on which a residential dwelling was built put to property may present exposure to lead from lead-based paint, which may cause certain health risks.	rior to 19	78 is n	otified t	that
Eve	water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT ry purchaser of any interest in residential real property on which a residential dwelling was built put property may present exposure to lead from lead-based paint, which may cause certain health ris	rior to 19 ks.		otified t	that
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Eve suc	Water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT ry purchaser of any interest in residential real property on which a residential dwelling was built put in property may present exposure to lead from lead-based paint, which may cause certain health ris Was this house built before 1978?	rior to 19 ks.	78 is n	otified t	that
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Eve suc c. d. Rad	LEAD BASED PAINT DISCLOSURE REQUIREMENT Ty purchaser of any interest in residential real property on which a residential dwelling was built phy property may present exposure to lead from lead-based paint, which may cause certain health ris Was this house built before 1978? Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT Ion is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient lith risks, including lung cancer. The Kentucky Department for Public Health recommends radon test to this.ky.gov and search "radon."	rior to 19 ks.	78 is n	otified t	that
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Rad heavisit e.	LEAD BASED PAINT DISCLOSURE REQUIREMENT Ty purchaser of any interest in residential real property on which a residential dwelling was built pit property may present exposure to lead from lead-based paint, which may cause certain health ris Was this house built before 1978? Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT Ion is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient lith risks, including lung cancer. The Kentucky Department for Public Health recommends radon test techfs.ky.gov and search "radon." 1) Are you aware of any testing for radon gas? 2) If yes, what were the results? 1) Is there a radon mitigation system installed?	quantitie	es, maymore in	presentiformati	that
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Radhea visit e. f.	LEAD BASED PAINT DISCLOSURE REQUIREMENT Ty purchaser of any interest in residential real property on which a residential dwelling was built pit property may present exposure to lead from lead-based paint, which may cause certain health ris Was this house built before 1978? Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT Ion is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient lith risks, including lung cancer. The Kentucky Department for Public Health recommends radon test tehfs.ky.gov and search "radon." 1) Are you aware of any testing for radon gas? 2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT reperty owner who chooses NOT to decontaminate a property used in the production of methaten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4	quantities for r	ammine laidure	presentiformati	that
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	Explain			-			
						190	
6	Has this house ever been damaged b	y fire or other disas	ter?	Ц			
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	Are you aware of the existence of mo		the property?			19	
	Has this house ever had pets living in	it?			<u></u>		
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	Is this house in a historic district or lis	ted on any registry	of historic places	N/A	YES	NO	SWOWN
	DDITIONAL INFORMATION		d he disclored to the River?			D	
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