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 the Association and analysis of the second secon				
This form applies to residential real estate sales and purchases. This form is not req	uired for:			
 Residential purchases of new construction homes if a warranty is provided; Sales of real estate at auction; or 	or			
 Sales of real estate at auction; or A court supervised foreclosure 				
The state of the s	na Vauranessa	o sha	Alama !a Al	hia 6
As a Seller, you are asked to disclose what you know about the property you are selling howers	ilg. Tour answers t	o the ques	tions in t	nis torm
must be based on the best of your knowledge of the property you are selling, hower Please take your time to answer these questions accurately and completely.	ver and whenever	you gained	tnat kno	wieage.
Property Address				
735 Judio Kd				
City	State	Zip		
Enchesizilla	State	アクグ	171	
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requireme	nts of KRS 324 360	that mand	ates the "	seller's
disclosure of conditions" relevant to the listed property. This disclosure is based	on the Seller's kn	owledge o	f the pro	nertv's
condition and the improvements thereon, however that knowledge was gained. Th	is disclosure form	shall not b	e a warra	ntv hv
the Seller or real estate agent and shall not be used as a substitute for an inspection	or warranty that	the purcha	ser may v	wish to
obtain. This form is a statement of the conditions and other information about the pr	operty known by t	he Seller. L	Inless oth	erwise
advised, the Seller does not possess any expertise in construction, architecture, engi	neering, or any oth	ner specific	areas rela	ated to
the construction or condition of the property or the improvements on it. Unless oth	erwise advised, th	e Seller ha	s not con	ducted
any inspection of generally inaccessible areas such as the foundation or roof. The E	Buyer is encourage	d to obtain	his or he	er own
professional inspections of this property.				
INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report	all known condition	ons affectio	ng the nr	nerty
regardless of how you know about them or when you learned. (3) Attach additional	pages, if necessar	v. with vo	ır signatu	re and
the date and time of signing. (4) Complete this form yourself or sign the authorizatio	n at the end of this	form to a	uthorize t	he real
estate agent to complete this form on your behalf in accordance with KRS 324.360(9).	(5) If an item does	not apply t	o vour pro	pperty.
mark "not applicable." (6) If you truthfully do not know the answer to a question, m	ark "unknown." (7) If you lea	rn anv fac	t prior
to closing that changes one or more of your answers to this form after you have con	mpleted and subm	itted it, im	mediately	notify
your agent or any potential buyer of the change in writing.				,
SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regard	ing the property. T	hic inform	ation is to	ua and
accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize	e(s) the real estate	agent to n	rovide a c	ony of
this statement to any person or entity in connection with actual or anticipated sale	of the property o	r as otherw	ise provi	ded by
law. The following information is not the representation of the real estate agent.	or and property o	. as other w	isc provi	aca by
Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u> . Atta	ch additional sl	neets as r	necessar	у.
1. PRELIMINARY DISCLOSURES		N/A YE	S NO	UN- KNOWN
a. Have you ever lived in the house? If yes, please indicate the length of time: A	most Dive			
b. List the date (month / year) you purchased the house.	1021 562		•	50 (
c. Do you own the property as (an) individual(s) or as representative(s) of a compa	any? indivi	1		
Explain: Husband & wife	11/0/14/	a da la		
d. Has the house been used as a rental? If yes, length of time rented?				
e. Has this house ever been vacant (not lived-in) for more than three (3) consecut	tive months?			
f. Has this house ever been used for anything other than a residence?				
Explain:				
		· E		1,644
4-5124710	2	48		along for
Seller Initials Page 1 of 5				- Minns
Seler Initials Date/Time	Buy	er Initials	Dat	e/Time
Seller Initials Date/Time KREC Form 402 12/2022	Buy	er Initials	Dat	e/Time

2. HOUSE SYSTEMS Whether or not they have been corrected, state whether there have been problems	affecting	N/A	YES	NO	UN
	anecuig.		X		KNO
a. Plumbing b. Electrical system				<u></u>	
·				爱	
c. Appliances			-	\	
d. Ceiling and attic fans			\dashv	\$	
e. Security system			-	\rightarrow	
f. Sump pump		<u> X</u>		<u>_</u>	
g. Chimneys, fireplaces, inserts		<u>_</u>		Ā	
h. Pool, hot tub, sauna		$-\!$			
i. Sprinkler system		X			
j. Heating system age of system: 201				\mathbb{Z}	
k. Cooling/air conditioning system age of system: 2017				Ø	
I. Water heater age of system: 2017				X	
Please explain any deficiencies noted in this Section and/or corrections or repairs to	resolve these proble	ems:		,	
a. leahing toliet - contractor fixed					
3. BUILDING STRUCTURE		N/A	YES	NO	KNOW
a. Whether or not they have been corrected, state whether there have been prob	olems affecting:				
1) The foundation or slab				X	
2) The structure or exterior veneer				X	
3) The floors and walls			X		
4) The doors and windows			X		
b. 1) Has the basement ever leaked?					×
2) If so, when did the basement last leak?					
3) Have you ever had any repairs done to the basement?				\\	
4) If you have had basement leaks repaired, when was the repair done?			_	\frown	
5) If the basement presently leaks, how often does it leak? (e.g., every time it r	ains, only after an e	xtreme	lv heav	v rain.	etc.)
Explain: previous owner Stated occasional	· Alex es	4	.,	CC 14	<u> </u>
c. Have you experienced, or are you aware of, any water or drainage problems in	the crawl snace?			N	<u>, </u>
d. Are you aware of any damage to wood due to moisture or rot?	the crawr space:		<u> </u>	4	
Are you aware of any present or past wood infestation (e.g., termites, borers,	carpontor ante			<u> </u>	
e. fungi, etc.)?	carpenter ants,			X	
f. Are you aware of any damage due to wood infestation?				X	
Has the house or any other improvement been treated for wood infestation.	2	믐	픕	- 	
2) If yes, by whom?	r		ш	\blacksquare	
3) Is there a warranty?					
Please explain any deficiencies noted in this Section and/or corrections or repairs to r	esolve those proble	ems:			
	,				
4. ROOF		N/A	YES	NO	UN- KNOV
a. How old is the roof covering? Age of the roof if known:					
b. Has the roof leaked at any time since you have owned or lived at the property?	,		X		
					×
c. Has the roof leaked at any time before you owned or lived at the property?					
time before you owned or inved at the property.					
			X		
d. When was the last time the roof leaked? e. Have you ever had any repairs done to the roof?			X		
d. When was the last time the roof leaked? e. Have you ever had any repairs done to the roof? Page 2 of 5	D		X		
d. When was the last time the roof leaked? e. Have you ever had any repairs done to the roof?	Buyer	Initials	X		te/Tir

f.	PERTY ADDRESS: Have you ever had the roof replaced?	Г]		X	
	If so, when?			_	$\overline{}$	
g.		xtremely he	avv	rain. e	etc.)	
	Explain: Doesn't leak	Acrement me		, .	,	
	Have you ever had roof repairs that involved placing shingles on the roof instead of replace	ing \	7	_	~	_
h.	the entire roof covering? If so, when?	٨.	<u> </u>		787	
	ase explain any deficiencies noted in this Section and/or corrections or repairs to resolve thos	e problems:			\sim	
	3 or 4 loose screws. Had repaired an	8 the	1	, /	2	
	ontractor chack.					
5. L	AND / DRAINAGE	N,	/A	YES	NO	UN- IZNOWI
a.	, sales in the second problems and					
	1) Soil stability				X	
	2) Drainage, flooding, or grading				R	
	3) Erosion]		X	
	4) Outbuildings or unattached structures]		X	
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of	f flood	7		_ M	
U .	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 adjoin this property?	ing []			B
Plea	use explain any deficiencies noted in this Section and/or corrections or repairs to resolve thos	a problems:				/
ı ıcu	ise explain any deficiences noted in this section and/or corrections of repairs to resolve thos	e problems.				
6 R	OUNDARIES	N/	'A	YES	NO	UN-
a.	Have you ever had a staked or pinned survey of the property performed?				X	IONOW
b.	Are you in possession of a copy of any survey of the property?				$\stackrel{\triangle}{=}$	무
				X X	-	<u>_</u>
C.	Are the boundaries marked in any way?		_	<u> </u>	Ц	
_	Do you know the boundaries?		,	$\overline{}$		
d.			١			
_	Explain: Copy of Survey		1			_
e.	Are there any encroachments or unrecorded easements relating to the property?		J	Ш	<u> X</u>	
7 W	Explain: /ATER	A STATE OF	•	VEC	NO	UN-
a.		N/	A	YES	NO	MOW
b.	Are you aware of below normal water supply or water pressure?		1		A	
				믐	\$	<u>-</u>
C.	Has your water ever been tested? If so, attach the results or explain.		1	ш		Ц
2 5	Explain: EWER SYSTEM	N.		VEC	NO	UN-
a.	Property is serviced by:	N/	A	YES	NO	KNOWN
a.	Category I: Public Municipal Treatment Facility		1		\ <u>\</u>	
	2. Category II: Private Treatment Facility			-	***	금
	· · · · · · · · · · · · · · · · · · ·				\	
	3. Category III: Subdivision Package Plant				<u>A</u>	
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)			₽	M	
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal			$\overline{\mathbb{A}}$		
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment sy				X	
	7. Category VII: No Treatment/Unknown		ı		A	
	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):		_		-	7
¢.	Are you aware of any problems with the sewer system?		ı		Zh.	X
16	Page 3 of 5					
Ner I	pritials Date Time	Buyer Initia	ls		Dat	e/Tim
Ih	VDEC Form 403 13/2023	D Laikia	1-		0-4	- Frien
leri	nitials Date/Time RREC FORM 402 12/2022	Buyer Initia	15		Dat	e/Time

b. If so, were all necess Explain: 10. HOMEOWNERS ASSOC a. 1) Is the property subset of the second	any additions, structural modifications, or other alterations made?				
a. Have there been any b. If so, were all necess. Explain: 10. HOMEOWNERS ASSOC a. 1) Is the property sub 2) If yes, what is the 3) HOA Name: HOA Primary Cont HOA Primary Cont b. Is the property a con If yes, you must also c. Are you aware of any assessments? d. Are any features of the fences, driveways, ete. Are there any pet or Explain: Are you aware of any abandoned wells on b. Are you aware of any abandoned wells on Are you aware of any abandoned wells on c. Was this house built d. Are you aware of the such property may presen c. Was this house built d. Are you aware of the such property may presen c. Was this house built d. Are you aware of the such property of the such property may presen c. Was this house built d. Are you aware of the such property owner who check the such property owner who check the such property owner who check property owner who					U
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11. HAZARDOUS CONDITION Are you aware of any abandoned wells on the water contamination. Every purchaser of any interest property may present the c. Was this house built to the contamination of the contamination. Radon is a naturally occur health risks, including lung visit chfs.ky.gov and search to the contamination. 2) If yes, what were to the contamination. A property owner who chewritten disclosure of method is the property cure. 1) Is the property cure. 2) If no, has the property cure. 2) If no, has the property cure. Explain: 12. MISCELLANEOUS a. Are you aware of any are of any or aware of any or a	et or rental restrictions?			X	
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d. Are you aware of the Radon is a naturally occur health risks, including lung visit chfs.ky.gov and searche. 1) Are you aware of a 2) If yes, what were f. 1) Is there a radon m 2) If yes, is it function A property owner who chwritten disclosure of methodisclose methamphetaming. 1) Is the property cut 2) If no, has the property 2) If no property 2) If no property 2) If no, has the property 2) If no propert				A	
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c. Are you aware of any violations of local	l, state, or federal l	laws, codes, or ordinances relating to			×	
this property? d. Are there any transferable warranties?				_	$\overline{\Leftrightarrow}$	
The there arry transferable warranties:						
Explain:			Y			,
e. Has this house ever been damaged by f	fire or other disaste	er?			Ī	
Explain:						
f. Are you aware of the existence of mold	or other fungi on	the property?			X	
g. Has this house ever had pets living in it				A		
Explain:						
h. Is this house in a historic district or liste	ed on any registry o	f historic places?			\blacksquare	
13. ADDITIONAL INFORMATION			N/A	YES	NO	KNO
Do you know anything else about the proper					78	
If yes, please provide details in the space pro	vided, below. Atta	ch additional sheets, as necessary.				
14. SELLER(S) CERTIFICATION (CHOOSE ONE)						
		disclosed above is complete and accu				
knowledge and belief. I / we agree to imme						
knowledge and belief. I / we agree to imme to closing.	ediately notify Buy	yer in writing of any changes that beco		wn to	me / us	
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