## **KENTUCKY REAL ESTATE COMMISSION**

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760

## SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to residential real estate sales and purchases. This form is not required for:

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

2. Sales of real estate at auction; or						
3. A court supervised foreclosure	.,				to alita	c
As a Seller, you are asked to disclose what you know about the property you are selling	ng. Your ar	iswers to	the que	estions	in this	rorm
must be based on the best of your knowledge of the property you are selling, howev	er and wne	enever yo	u gaine	d that	Knowie	age.
Please take your time to answer these questions accurately and completely.						
Property Address PINE St.		T				
City Cynother ,	State	Zip				
PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requireme	nts of KRS	324.360 tl	nat ma	ndates	the "se	ller's
disclosure of conditions" relevant to the listed property. This disclosure is based	on the Se	ller's kno	wledge	of the	e prope	erty's
condition and the improvements thereon, however that knowledge was gained. The Seller or real estate agent and shall not be used as a substitute for an inspection	ns aisciosu	re rorm s ntv that tl	nali no se nur	haser i	warran may wi	sh to
obtain. This form is a statement of the conditions and other information about the pr	roperty kn	own by th	e Selle	r. Unles	s othe	wise
advised, the Seller does not possess any expertise in construction, architecture, engi	neering, o	r any othe	r speci	fic area	s relat	ed to
the construction or condition of the property or the improvements on it. Unless other	nerwise ad	vised, the	Seller	has no	t condi	ucted
any inspection of generally inaccessible areas such as the foundation or roof. The E	Buyer is en	couraged	to obt	ain his	or her	own
professional inspections of this property.						
INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report	all known	conditio	ns affe	cting th	ne prop	erty,
regardless of how you know about them or when you learned. (3) Attach additiona	l pages, if	necessary	, with	your si	gnatur	e and
the date and time of signing. (4) Complete this form yourself or sign the authorization	on at the er	nd of this	form to	autho	rize th	e real
	. (5) If an it	em does r	ags to	ly to yo	ur prop	perty,
estate agent to complete this form on your behalf in accordance with KRS 324.360(9).		11 /71	16	.,		
estate agent to complete this form on your behalf in accordance with KRS 324.360(9).  mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "not applicable."	nark "unkn	own." (7)	If you	learn a	ny fact	prior
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HOUSE SYSTEMS sether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UN- KNOWI
Plumbing				T
Electrical system				ф
Appliances				ф
Ceiling and attic fans				由
Security system				ф
Sump pump				
Chimneys, fireplaces, inserts				ф
Pool, hot tub, sauna				由
				ф
and of nuctom:				d
				己
G, C, change				
Water heater age of system: ease explain any deficiencies noted in this Section:				
				IIM
BUILDING STRUCTURE	N/A	YES	NO	UN- KNOW
. Whether or not they have been corrected, state whether there have been problems affecting:	<u></u>			rin
1) The foundation or slab				
2) The structure or exterior veneer				_
3) The floors and walls				
4) The doors and windows				-=
. 1) To the best of your knowledge, has the basement ever leaked?				
2) When was the last time the basement leaked?				
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 extren	nely nea	avy rair	ı, etc
Explain:				
Have you experienced, or are you aware of, any water or drainage problems in the crawl space				الم
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, fungi, etc.)?				
Are you aware of any damage due to wood infestation?				
1) Has the house or any other improvement been treated for wood infestation?				- 4
2) If yes, by whom?				
3) Is there a warranty?				
ease explain any deficiencies noted in this Section:				
	N/A	YES	NO	U
ROOF				KNO
a. How old is the roof covering? (write the age of the roof if known)				
o. Has the roof leaked at any time since you have owned or lived at the property?  To the best of your knowledge, has the roof leaked at any time before you owned or lived at				
the property?				
e. Have you ever had any repairs done to the roof?  age 2 of 5  8-19-21 12:00 P.M.				

ROPERTY ADDRESS: 102 Peting St. Cyrllien, Kga 4(03)	/			
ROPERTY ADDRESS: 102 Fine St. Cynther, 190 4100				1
f. Have you ever had the roof replaced?				
If so, when?	v heav	rain. e	etc.)	
g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	y neav,	rumje	,	-
Explain:				
Have you ever had roof repairs that involved placing shingles on the roof instead of replacing h.				q
the entire root covering: It so, when:				-
Please explain any deficiencies noted in this Section:				
T LAND / DDAINACT	N/A	YES	NO	UN-
<ul><li>5. LAND / DRAINAGE</li><li>a. Whether or not they have been corrected, state whether there have been problems affecting:</li></ul>				
1) Soil stability				古
2) Drainage, flooding, or grading				<u> </u>
3) Erosion	౼			6
4) Outbuildings or unattached structures			<u></u>	
Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood				þ
insurance for federally backed mortgages?				-
If so, what is the flood zone?				-
Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining				ф
this property?				
Please explain any deficiencies noted in this Section:				
6. BOUNDARIES	N/A	YES	NO	UN- KNOW
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?				
Consume of body and the consumer of the consum				
Explain:				
d. Do you know the boundaries?		-		
Explain:		П	П	
e. Are there any encroachments or unrecorded easements relating to the property?				
Explain:	N/A	YES	NO	UN- KNOW
7. WATER				MION
a. Source of water supply:				9
b. Are you aware of below normal water supply or water pressure?				1
c. Has your water ever been tested? If so, attach the results or explain.				
Explain:	N/A	YES	NO	UN-
8. SEWER SYSTEM	IN/A	1 53	NO	KNOW
a. Property is serviced by:				Ţ.
1. Category I: Public Municipal Treatment Facility				
2. Category II: Private Treatment Facility				-
3. Category III: Subdivision Package Plant				
4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)				
5. Category V: Sentic Tank with drain field, lagoon, wetland, or other onsite dispersal				Ţ
6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system				
7. Category VII: No Treatment/Unknown				
Name of Servicer:				
b. For properties with Category IV, V, or VI systems	10807			
Date of last inspection (sewer):  Date last cleaned (septic):				
Date of last inspection (septio).				d
c. Are you aware of any problems with the sewer system?				
Please explain any deficiencies noted in this Section:				
C. W. St. WARPA				
Page 3 of 5  W.F. 8-19-31-13:00 RM.  Buyer Initials  Date/Ti	me			
KREC Form 402 12/2019 Seller Initials Date/Time Buyer Initials Date/Time				

08/19/21 08/19/21 08/19/21 2:00 DM

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. CONSTRUCTION / REMODELING	N/A	YES	NO	UN
a. Have there been any additions, structural modifications, or other alterations made?				KNO
b. If so, were all necessary permits and government approvals obtained?				- ‡
Explain:				
D. HOMEOWNER'S ASSOCIATION (HOA)	N/A	YES	NO	UN
a. 1) Is the property subject to rules or regulations of a HOA?				KNO
2) If yes, what is the yearly assessment?				-7
3) HOA Name:				
HOA Primary Contact Name:				1
HOA Primary Contact Phone No.:				7
p. Is the property a condominium?				E
If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				$\top$
c. Are you aware of any condition that may result in an increase in taxes or assessments?				t
Are any features of the property shared in common with adjoining landowners, such as walls				
fences, driveways, etc.?				+
e. Are there any pet or rental restrictions?				t
Explain:				
L. HAZARDOUS CONDITIONS	N/A	YES	NO	KNO
Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?				
Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,				7
water contamination, asbestos, the use of urea formaldehyde, etc.)				7
uch property may present exposure to lead from lead-based paint, which may cause certain health risc. Was this house built before 1978?	sks.		notifie	
d. Are you aware of the existence of lead-based paint in or on this house?	sks.			d tha
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e. Has this house ever been damaged by	y fire or other disaste	r?				
Explain:		1				
f. Are you aware of the existence of mo g. Has this house ever had pets living in		ne propertyr				-
g. Has this house ever had pets living in Explain:	11.5					4
h. Is this house in a historic district or lis	sted on any registry o	f historic places?				Ú
13. ADDITIONAL INFORMATION			N/A	YES	NO	UN- KNOWN
Do you know anything else about the prop	erty that that should	be disclosed to the Buyer?				卢
If yes, please provide details in the space p	rovided, below. Atta	ch additional sheets, as necessary.				
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☐ As Seller(s) I / we hereby certify t	that the information	disclosed above is complete and acc	curate to t	the bes	t of my	//ou
☐ As Seller(s) I / we hereby certify t knowledge and belief. I / we agree to im	that the information	disclosed above is complete and acc er in writing of any changes that be	curate to t	the bes	t of my me / us	/ / ou s prio
☐ As Seller(s) I / we hereby certify t knowledge and belief. I / we agree to imit to closing.	that the information	disclosed above is complete and according to the discourse of the discours	dotloop ver	the bes wn to r	me / u: ]	/ / ou
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