

SELLER DISCLOSURE OF PROPERTY CONDITION

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of it on:

2006

(date of purchase)

and ending on

10/13/11

(date of this form)

PROPERTY ADDRESS: 708 GCD Back Creek Rd Adolphus KY 42120

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

1. Residential purchases of new homes if a warranty is offered;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally-inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any agent representing any seller in this transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the licensee to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "unknown."

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

1. HOUSE SYSTEMS		YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing			X	
(b) Electrical system			X	
(c) Appliances..... <u>water heater leaked 2007 - new kitchen floor</u>	X			
(d) Floors and walls..... <u>and vinyl</u>	X			
(e) Doors and windows..... <u>1 window in garage - pane broke</u>	X			
(f) Ceiling and attic fans	X T		X	
(g) Security system			X	
(h) Sump pump			X	
(i) Chimneys, fireplaces, inserts			X	
(j) Pool, hot tubs, sauna			X	
(k) Sprinkler system.....			X	
(l) Heating.....age.....			X	
(m) Cooling/air conditioning.....age.....			X	
Explain: _____				
2. FOUNDATION/STRUCTURE/BASEMENT				
(a) Any defects or problems, current or past, to the foundation or slab?			X	
(b) Any defects or problems, current or past, to the structure or exterior veneer?				
Explain: <u>1 pc of vinyl on back left corner of house - replaced - storm damage in 2010</u>				
(c) Has the basement leaked at anytime since you have owned or lived in the property?			X	
(d) When was the last time the basement leaked?				
(e) Have you ever had any repairs done to the basement?			X	
(f) If you have had repairs done to the basement relative to leaking, when was the repair performed?			X	
Explain: _____				
(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____				

Initials (Buyer) _____ Date/Time _____

Initials (Seller) TJ Date/Time 10/13/11

YES NO UNKNOWN

- Initials (Seller) TS Date/Time 10/13 10:00

(b) Are you aware of any condition which may result in an increase in taxes or assessments?.....

(c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?.....

Explain:

(a) Was this house built before 1978?

(b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?

(c) 1. Are you aware of any testing for radon gas?

2. Results, if tested

(d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?

(e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?

(f) Are you aware of any damage due to wood infestation?

(g) 1. Have the house or other improvements ever been treated for wood infestation?

2. If yes, when, by whom, and any warranties?

(h) Are you aware of any existing or threatened legal action affecting this property?

(i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?

(j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?

(k) Are you aware of any other conditions which are defective with regard to this property?

(l) Are there any environmental hazards known to seller?

(m) Are there any warranties to be passed on?

(n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)?

If yes, please explain:

(o) Are you aware of the existence of mold or other fungi in the property?

(p) Has this house ever had pets living in it?

If yes, Explain (cat - rabbit in pen)

(q) Is the property in a historic district?

The seller has owned this property since Jan 2006 (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

Seller _____ Date _____ Seller _____ Date _____

THE LICENSEE NAMED HERE () HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. I HEREBY AGREE TO HOLD HARMLESS THE NAMED LICENSEE FOR ANY REPRESENTATION THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: _____ Date _____
THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE AGENT SHALL SO INFORM THE BUYER.

Seller: _____ Date: _____

THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Agent: _____ Date: _____
THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer	Date	Buyer	Date
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THE SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED OF THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Buyer) _____ Date/Time _____

Initials (Seller) TS Date/Time 10/13 10:40